



## Saint Paul Planning Commission

City Hall Conference Center Room 40  
15 Kellogg Boulevard West

Christopher B. Coleman,  
Mayor

### Agenda

September 7, 2012  
8:30 – 11:00 a.m.

Saint Paul  
Planning Commission

Chair  
Barbara A. Wencil  
First Vice Chair  
Elizabeth Reveal  
Second Vice Chair  
Paula Merrigan  
Secretary  
Daniel Ward II

Pat Connolly  
Daniel Edgerton  
Gene Gelgelu  
William Lindeke  
Gaius Nelson  
Rebecca Noecker  
Christopher Ochs  
Trevor Oliver  
Julie Perrus  
Marilyn Porter  
Tony Schertler  
Emily Shively  
Robert Spaulding  
Terri Thao  
Jun-Li Wang  
David Wickiser

Planning Director  
Donna Drummond

**I. Approval of minutes of August 24, 2012.**

**II. Chair's Announcements**

**III. Planning Director's Announcements**

**IV. Zoning Committee**

**SITE PLAN REVIEW** – List of current applications. (*Tom Beach, 651/266-9086*)

**NEW BUSINESS**

#12-090-716 Falafel King – Re-establishment of nonconforming use as a fast food restaurant with drive-thru service. 1199 7<sup>th</sup> Street West, NE corner at View. (*Mary Matze, 651/266-6708*)

#12-091-512 Stephen Nelson – Establishment of legal nonconforming use status as a duplex. 19 Milton Street South between Summit and Grand. (*Josh Williams, 651/266-6659*)

#12-093-010 Yer Yang – Re-establishment of nonconforming use as a 4-plex. 405-407 Charles Avenue between Western and Arundel. (*Kate Reilly, 651/266-6618*)

#12-091-208 Pastor Irene Stockett – Conditional use permit for transitional housing for up to 6 residents, including the owner, with modification to exceed planning district density standard by 2 residents. 1093 Edgerton Street between Jessamine and Magnolia. (*Kate Reilly, 651/266-6618*)

**V. Industrial Strategy for the City of Saint Paul** – Informational presentation by Lorrie Louder and Monte Hillman of the Saint Paul Port Authority.

**VI. Comprehensive Planning Committee**

**VII. Neighborhood Planning Committee**

**VIII. Transportation Committee**

**IX. Communications Committee**

**Saint Paul Planning Commission &  
Heritage Preservation Commission**  
MASTER MEETING CALENDAR

**WEEK OF SEPTEMBER 3-7, 2012**

**Mon (3)** \_\_\_\_\_ **LABOR DAY HOLIDAY - OFFICE CLOSED**



**Tues (4)** \_\_\_\_\_  
3:30- **Comprehensive Planning Committee** **HAS BEEN CANCELLED**  
5:00 p.m. (*Merritt Clapp-Smith, 651/266-6547*)

**Weds (5)** \_\_\_\_\_

**Thurs (6)** \_\_\_\_\_

**Fri (7)** \_\_\_\_\_  
8:30- **Planning Commission Meeting** **Room 40 City Hall**  
11:00 a.m. (*Donna Drummond, 651/266-6556*) **Conference Center**  
**15 Kellogg Blvd.**

**Zoning..... SITE PLAN REVIEW** – List of current applications. (*Tom Beach, 651/266-9086*)

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**Informational Presentation.....** Industrial Strategy for the City of Saint Paul – Informational presentation by Lorrie Louder and Monte Hillman of the Saint Paul Port Authority.

**The Planning Commission  
minutes from the meeting  
on Friday, August 24, 2012  
are not ready for approval  
yet. They will be ready for  
approval at the 09/21/12  
meeting.**

**Thanks you,**

**Sonja Butler**





CITY OF SAINT PAUL  
*Christopher B. Coleman, Mayor*

375 Jackson Street, Suite 220  
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

## **SITE PLAN REVIEW COMMITTEE**

**Tuesday, September 4, 2012**

**2nd Floor Conference Room**

**375 Jackson Street, Suite 218**

<u>Time</u>	<u>Project Name and Location</u>
9:30	Ordway Concert Hall Expansion 345 Washington

### **Applicants should plan to attend this meeting.**

At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff. The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and send you a copy.

### **Parking**

A few free parking spaces are available in our visitor parking lot off of 6<sup>th</sup> Street at Jackson. Parking is also available at on-street meters. The closest parking ramp is on Jackson one block south of our office between 4<sup>th</sup> and 5<sup>th</sup> Street.

If you have any questions, please call Tom Beach at 651-266-9086 or [tom.beach@ci.stpaul.mn.us](mailto:tom.beach@ci.stpaul.mn.us).





CITY OF SAINT PAUL  
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## **SITE PLAN REVIEW COMMITTEE**

**Tuesday, Sept 11, 2012  
2nd Floor Conference Room  
375 Jackson Street, Suite 218**

<u>Time</u>	<u>Project Name and Location</u>
9:30	CP Railroad Yard Flood Berms Review and approval of existing flood berms 1245 Pigs Eye Lake Rd
10:15	Ramsey Hill Senior Living 61 Unit assisted living 494 Ashland Ave

### **Applicants should plan to attend this meeting.**

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If you have questions, please contact Corinne Tilley at 651-266-9085 or [Corinne.Tilley@ci.stpaul.mn.us](mailto:Corinne.Tilley@ci.stpaul.mn.us).

**AGENDA  
ZONING COMMITTEE  
OF THE SAINT PAUL PLANNING COMMISSION  
Thursday, August 30, 2012 3:30 P.M.  
City Council Chambers, Room #300  
Third Floor City Hall - Saint Paul, Minnesota**

**NOTE:** The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

**APPROVAL OF AUGUST 2, 2012, ZONING COMMITTEE MINUTES**

**SITE PLAN REVIEW** – List of current applications (Tom Beach, 651-266-9086)

**NEW BUSINESS**

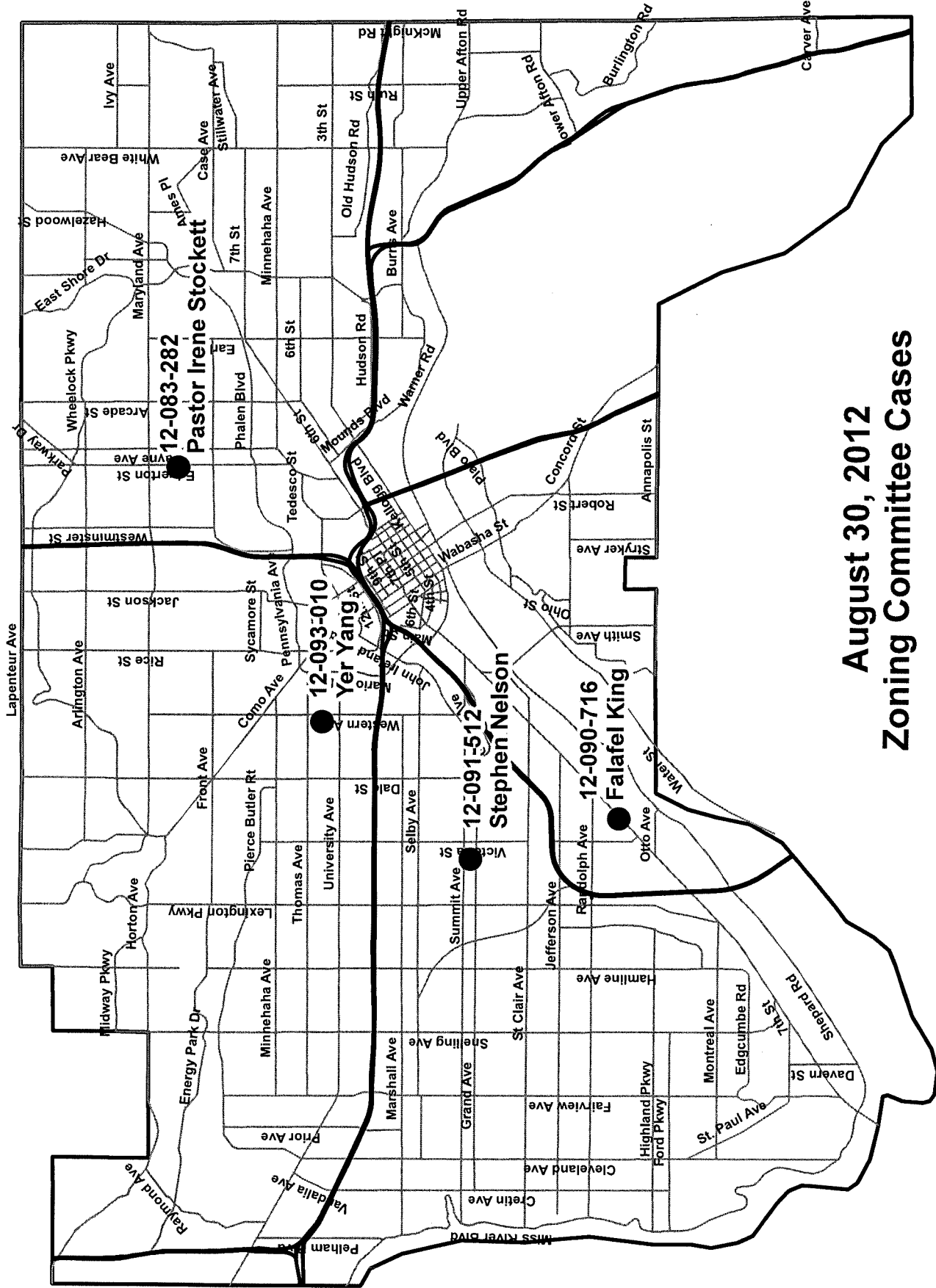
- 1      12-090-716   Falafel King**  
Reestablishment of nonconforming use as a fast food restaurant with drive-through service  
1199 7th St W, NE corner at View  
B2  
Mary Matze    651-266-6708
  
- 2      12-091-512   Stephen Nelson**  
Establishment of legal nonconforming use status as a duplex  
19 Milton St S, between Summit and Grand  
R2  
Josh Williams 651-266-6659
  
- 3      12-093-010   Yer Yang**  
Reestablishment of nonconforming use as a 4-plex  
405 Charles Ave, between Western and Arundel  
R4  
Kate Reilly    651-266-6618
  
- 4      12-091-208   Pastor Irene Stockett**  
Conditional Use Permit for transitional housing for up to 6 residents, including the owner, with modification to exceed planning district density standard by 2 residents  
1093 Edgerton St, between Jessamine and Magnolia  
R4  
Kate Reilly    651-266-6618

**ADJOURNMENT**

Information on agenda items being considered by the Zoning Committee can be found online at [www.stpaul.gov/ped](http://www.stpaul.gov/ped), then Planning, then Zoning Committee.

**ZONING COMMITTEE MEMBERS:** Call Patricia James at 266-6639 or Samantha Langer at 266-6550 if you are unable to attend the meeting.

**APPLICANT:** You or your designated representative must attend this meeting to answer any questions that the committee may have.



## August 30, 2012 Zoning Committee Cases

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Falafel King      **FILE #** 12-090-716
  2. **APPLICANT:** Fouad Masroujeh      **HEARING DATE:** August 30, 2012
  3. **TYPE OF APPLICATION:** Nonconforming Use Permit-Reestablishment
  4. **LOCATION:** 1199 7th St W, NE corner at View
  5. **PIN & LEGAL DESCRIPTION:** 112823420111; Clarkes Addition Subj To St Lots 1o 11 And Lot 12 Blk 5
  6. **PLANNING DISTRICT:** 9
  7. **ZONING CODE REFERENCE:** §62.109(e)      **PRESENT ZONING:** B2
  8. **STAFF REPORT DATE:** August 22, 2012      **BY:** Mary Matze
  9. **DATE RECEIVED:** August 2, 2012      **60-DAY DEADLINE FOR ACTION:** October 1, 2012
- 

- A. **PURPOSE:** Reestablishment of nonconforming use as a fast food restaurant with drive-through service
- B. **PARCEL SIZE:** Irregular parcel, 79 ft (W. 7<sup>th</sup> St) x 105 ft = 11120 sq. ft.
- C. **EXISTING LAND USE:** C-Restaurant-Fast Food
- D. **SURROUNDING LAND USE:**
  - North: Multi-family dwelling (RM2)
  - East: Restaurant / tattoo shop (B3)
  - South: Professional office (B2)
  - West: One Family Residential (R4)
- E. **ZONING CODE CITATION:** §62.109(e) lists the conditions under which the Planning Commission may grant a permit to reestablish a nonconforming use.
- F. **HISTORY/DISCUSSION:** On November 1, 1957 and April 22, 1972 the Council approved permits for use as an oil filling station (Zoning File #s 3722 and 7305). On February 3, 1978, the property was approved for use as a sandwich shop with a drive through window service.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 9 Council recommends approval with the condition that the establishment operates during the hours of 10 am to 10 pm.
- H. **FINDINGS:**
  1. The existing building was built with a drive through window in 1978. The applicant states that the previous establishment did not use the fully functioning drive through for a number of years. Therefore, the nonconforming use of the drive-through window for a fast-food restaurant in a B2 community business district has been discontinued. The applicant proposes to re-open the drive-through window and serve customers from 10am to 3am, seven days a week.
  2. Section 62.109(e) states: *When a nonconforming use of a structure, or structure and land in combination, is discontinued or ceases to exist for a continuous period of three hundred sixty-five (365) days, the planning commission may permit the reestablishment of a nonconforming use if the commission makes the following findings:*
    - (1) *The structure, or structure and land in combination, cannot reasonably or economically be used for a conforming purpose.* This finding is met. In B2 community business districts, fast food restaurants are required to be incorporated within a multi-use center and cannot provide a drive through service. The continued use of the building as a fast-food restaurant with a drive-through window is a reasonable use of this property.
    - (2) *The proposed use is equally appropriate or more appropriate to the district than the previous nonconforming use.* This finding is met. The proposed use of the building as a fast-food restaurant with a drive-through service is equally appropriate to the previous

use as a fast-food restaurant.

- (3) *The proposed use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.* This finding can be met provided that the applicant adjusts the operating hours so as not to disturb nearby residents. The proposed use of a fast-food restaurant with a drive-through service will not be detrimental to the existing character of development in the immediate neighborhood. Re-establishing the nonconforming use will put the infrastructure of the restaurant back into use with little change to the surrounding neighborhood. However, the proposed hours of operation will increase late-night traffic and noise. Provided that the hours of operation are limited, the finding is met.
- (4) *The proposed use is consistent with the comprehensive plan.* This finding is met, provided that the hours of operation are limited so as not to disturb the nearby residential areas. Section 1.7 of the Land Use chapter of the Comprehensive Plan supports "neighborhood serving commercial businesses compatible with the character of established neighborhoods."
- (5) *A notarized petition of two-thirds of the property owners within one hundred (100) feet of the property has been submitted stating their support for the use.* This finding is met. The petition was found sufficient on August 2, 2012: 12 parcels eligible; 8 parcels required; 8 parcels signed.

- I. **STAFF RECOMMENDATION:** Based on the findings above, staff recommends approval of the reestablishment of nonconforming use as a fast food restaurant with a drive-through service subject to the following conditions:
  - 1. Applicant must adhere to all applicable code requirements
  - 2. The drive through window operates from 10 am to 10 pm

Department of Planning & Economic Development

7/12/12

Zoning Section

Att: Patricia James

1400 City Hall Annex

25 West Fourth Street

St. Paul, MN 55102-1634

651-266-6589

Falafel King

Fouad Masroujeh

1199 West 7<sup>th</sup> Street

St. Paul, MN 55102

651-207-5777 Wk

612-839-4264 Cell

Re: Re-establishment of Nonconforming use permit for restaurant drive through at 1199 West 7<sup>th</sup> Street St. Paul 55102

Dear Patricia James,

I'm writing this letter in hopes that the Department of Planning & Economic Development will grant my business (Falafel King) the Re-establishment of a nonconforming use permit to my new fourth location in the beautiful city of St. Paul along the historic 7<sup>th</sup> Street corridor.

I have been in contact with all my neighbors, residential and commercial within 100 feet of our property, and they have all welcomed me with open arms. Not only have all willingly signed the "Consent of Adjoining Property Nonconforming use permit", but each and every owner, family member and employee has proudly come in and dined with us at our new property. They are all so excited that there is a new restaurant on 7<sup>th</sup> street that will be catering to them day and night. Our plan is to have our Drive Through open from 10:00am through 3:00am Monday through Sunday. We will also be serving our entire menu in our dining room throughout these hours.

It's my understanding that the previous business in this location decided not to use their working drive through for a number of years. Because of this, their nonconforming use permit expired. Our site currently has a fully functioning lighted menu sign, intercom system, drive through and service/pick up window. We will be reinstalling directional arrows and re-lining the parking lot to fully utilize the safe execution of our drive through. These plans have the full support of our neighbors and hopefully the full support of the Department of Planning & Economic Development Zoning Section.

Thank you for your continued support,

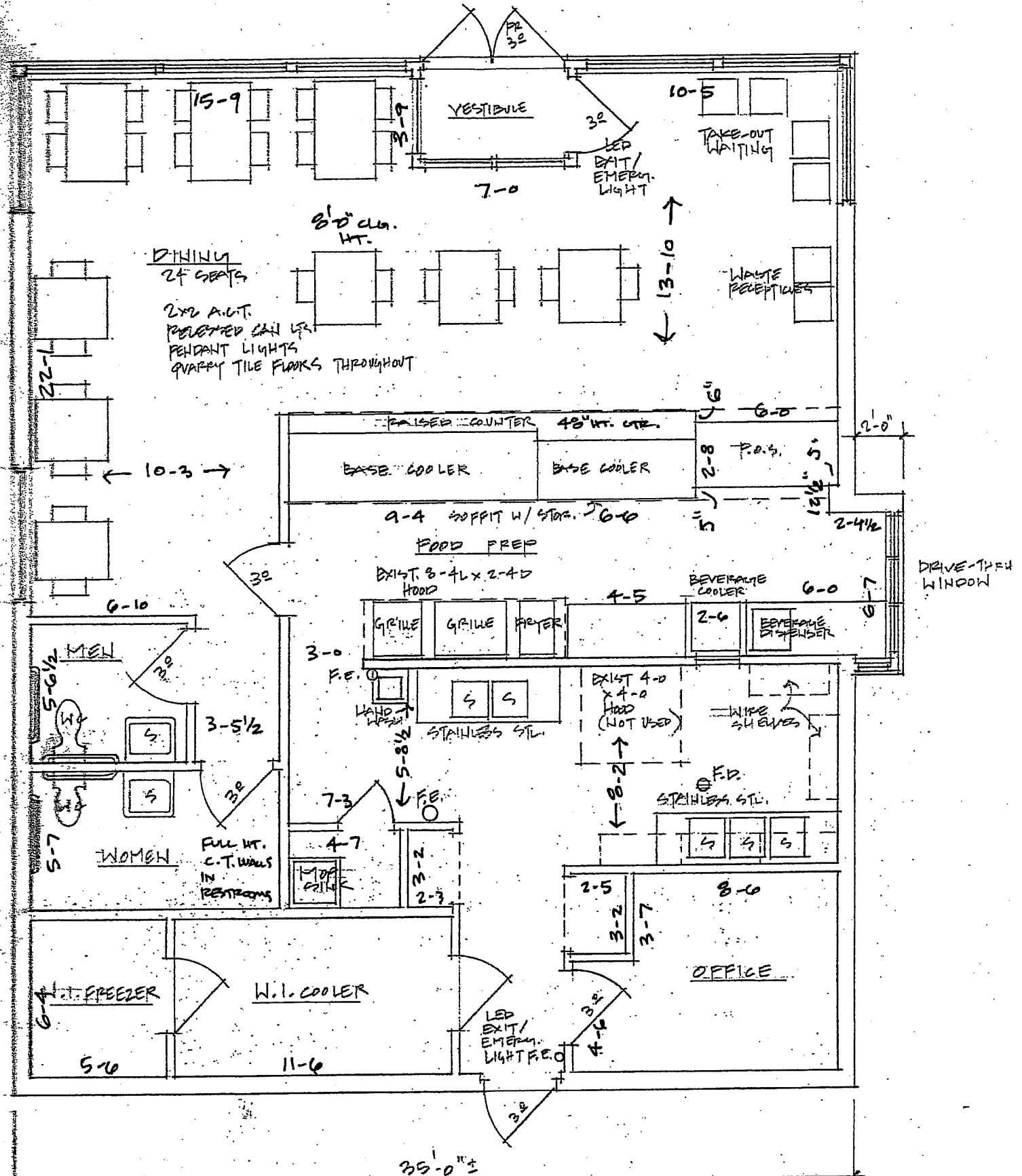


Fouad Masroujeh "Falafel King"

# JIM MCKEY ARCHITECT

1723 LAFOND AVENUE, SAINT PAUL, MN 55104  
PHONE/FAX (651) 644-0869

FIELD MEASURE 10/11/11

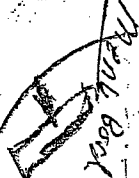


EXISTING Floor plans/Dimensions

3/16" = 1'-0" Work done as shown

view street

GRASS



HANDicap (2)

storage

Trash

BLDG.

1199 West 7th street

Drive thru.  
pickup window

42'-4" ±

35'-0" ±

parking

(3)

(2)

(1)

(10)

(9)

(8)

(7)

(6)

(5)

(4)



side walk

side walk

side walk

West 7th street



# ZONING INDEX

1199 W. Seventh St.

Street

N.E. cor. View and 7th

Location

- SCU - Special Condition Use
- DSU - Determination of Similar Use
- REZ - Rezoning
- CNU - Change In Nonconforming Use
- VAR - Variance
- AR - Administrative Review
- SPR - Site Plan Review

Legal	Applicant	Type	ZF #	Action	Date
Lots 10, 11, & 12, Block 5, Clarke's Addition	Clark's Submarie Sandwich Corp.	SFR	80	Approved	2-3-78

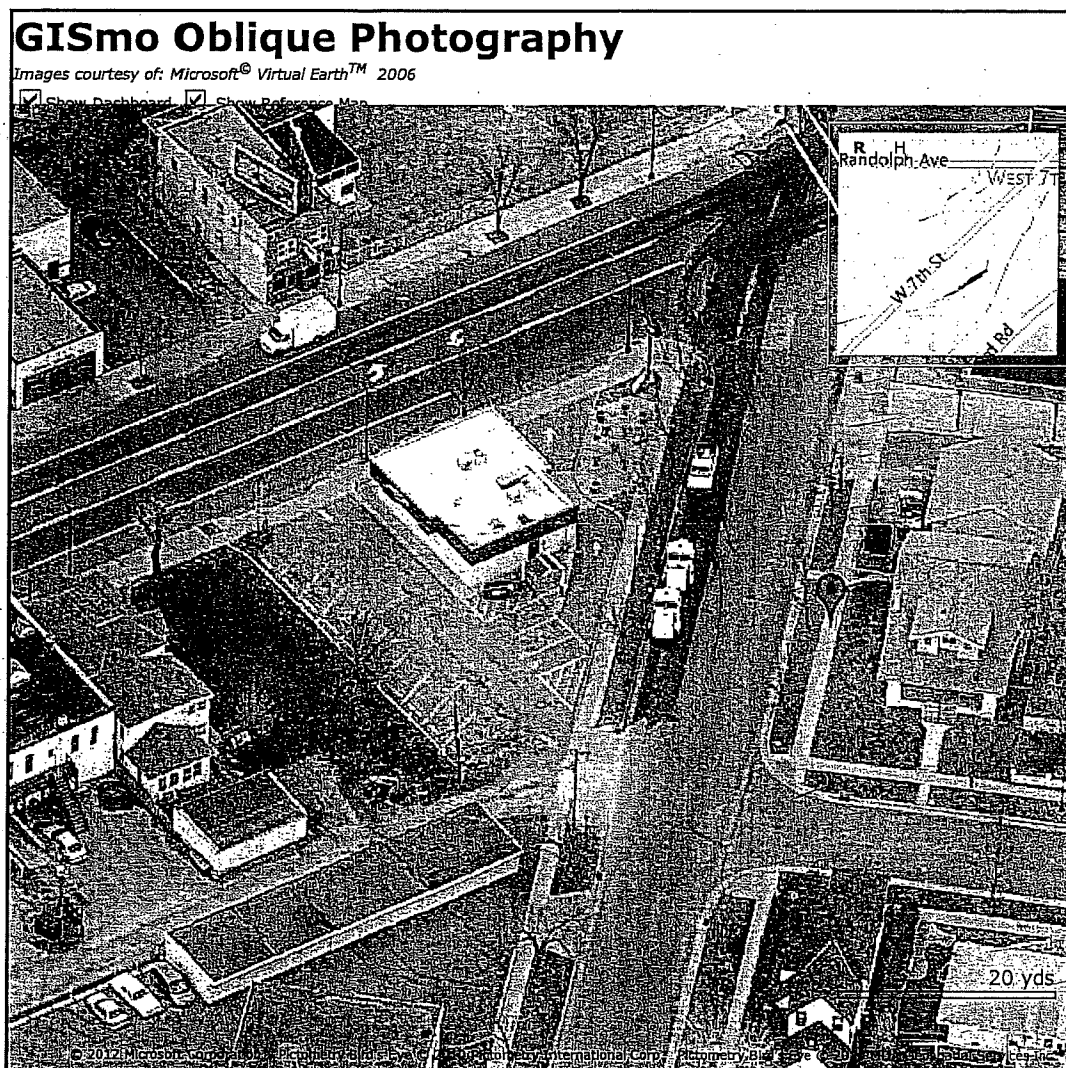
BOARD OF ZONING  
INDEX CARD

SEVENTH STREET - WEST

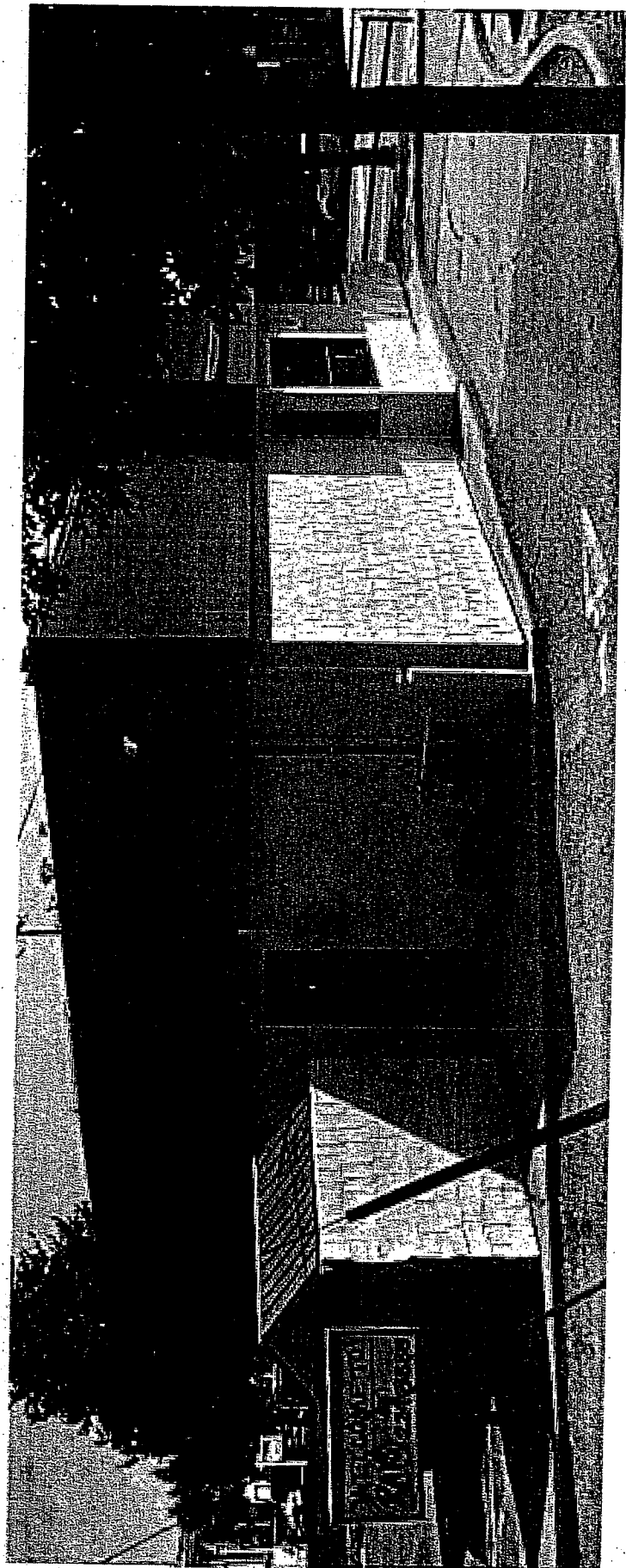
Street Northeast corner at View

Location & Legal	Applicant & Use	*CL	ZF	Council Action	Date
Lots 10, 11 and 12, Block 5, Clark's Addition	Anderson Pichard Oil Filling Station	P	3722	Granted #185036	11-1-57
Same as above	McKee Oil Company Remodel filling station	P	7305	Granted #258160	4-22-72

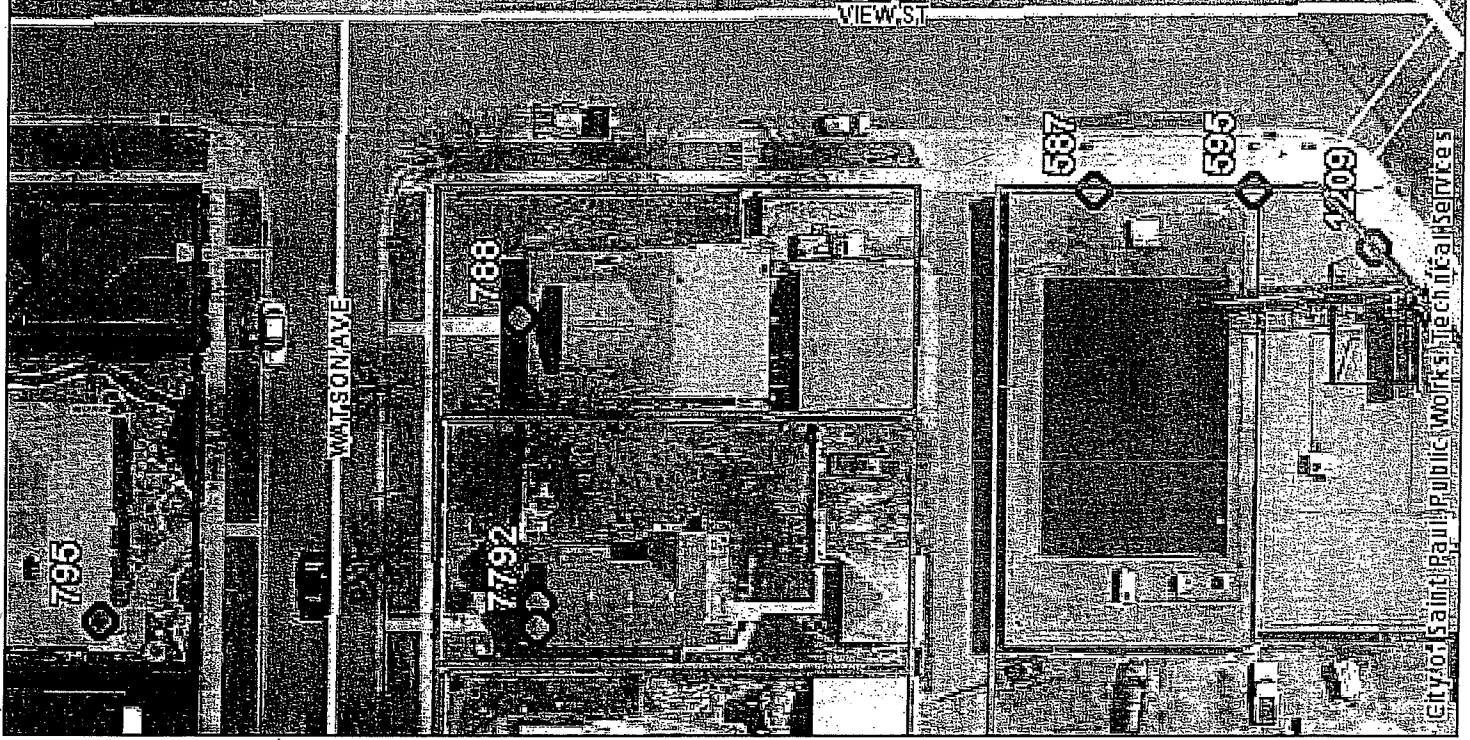
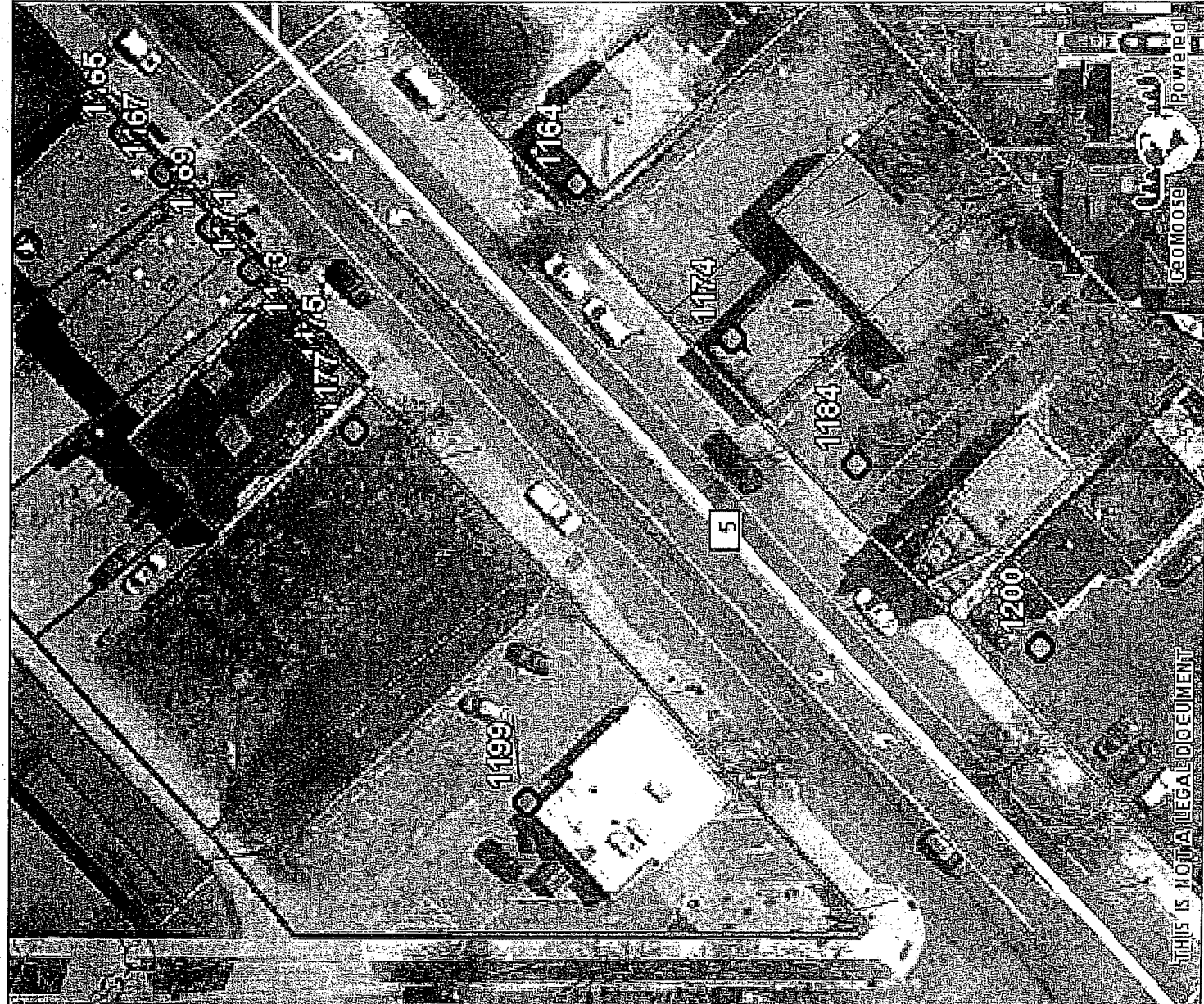
\*Key: AM - Amendment; AP - Appeal; P - Permit







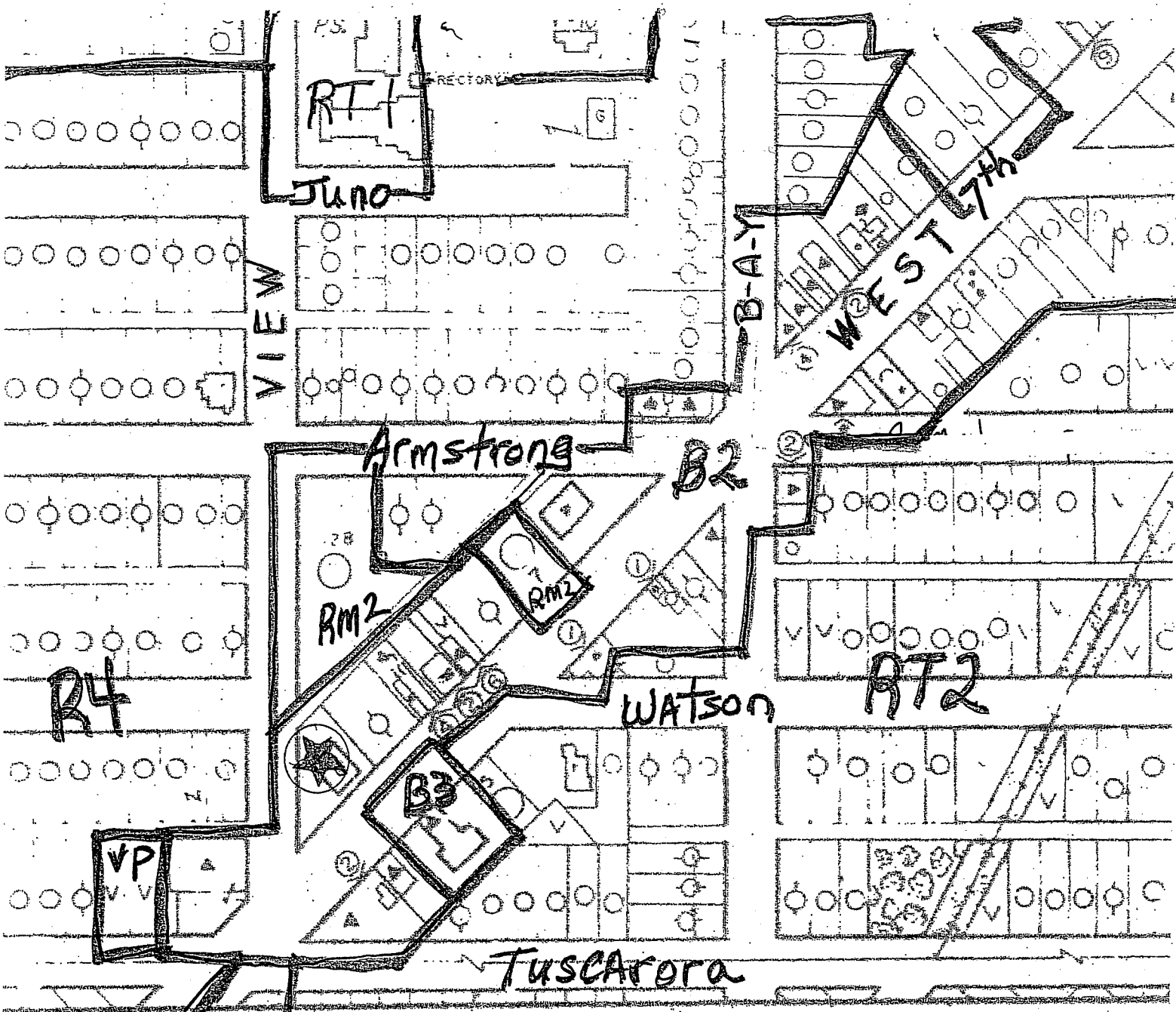




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THIS IS NOT A LEGAL DOCUMENT

City of Saint Paul Public Works Technical Services



PLANNING BOARD OF SAINT PAUL

APPLICANT Falafel King  
 PURPOSE Conditional Use  
 FILE # 12-090-716 DATE 8-6-12  
 PLNG. DIST. 9 Land Use Map # 27  
 Zoning Map # 21

LEGEND

— zoning district boundary

▨ subject property

○ one family  
 ○ two family  
 ○ multiple family

• ▲ ○ commercial  
 ♦ — industrial  
 V vacant



## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Stephen Nelson **FILE #** 12-091-512  
2. **APPLICANT:** Stephen Nelson **HEARING DATE:** August 30, 2012  
3. **TYPE OF APPLICATION:** NUP - Establishment  
4. **LOCATION:** 19 Milton St S, between Summit and Grand  
5. **PIN & LEGAL DESCRIPTION:** 022823310063, Summit Park Addition Tost Pa Ex W 5 Ft The S 95 Ft Of Lot 1 Blk 27  
6. **PLANNING DISTRICT:** 16 **PRESENT ZONING:** R2  
7. **ZONING CODE REFERENCE:** Sec. 62.109(a)  
8. **STAFF REPORT DATE:** **BY:** Josh Williams  
9. **DATE RECEIVED:** August 2, 2012 **60-DAY DEADLINE FOR ACTION:** October 1, 2012
- 

- A. **PURPOSE:** Establishment of legal nonconforming use status as a duplex  
B. **PARCEL SIZE:** 5225 sq. ft.  
C. **EXISTING LAND USE:** R-Duplex  
D. **SURROUNDING LAND USE:**  
North: Residential (R2)  
South: Alley, gas station (B2)  
East: Church, parking lot (R2), retail (B2)  
West: Residential (R2)  
E. **ZONING CODE CITATION:** §62.109(a) lists the conditions under which the Planning Commission may grant a permit to establish legal nonconforming use status.  
F. **HISTORY/DISCUSSION:** There is no prior zoning history for the subject property.  
G. **DISTRICT COUNCIL RECOMMENDATION:** The District 16 Council had not made a recommendation as of the writing of this report.  
H. **FINDINGS:**  
1. The applicant is seeking to establish an existing duplex as a legal nonconforming use. Duplexes are first allowed in the RT2 two-family residential district; the subject property is located in the R2 one-family residential district. The applicant has supplied documentation demonstrating that the structure was converted from a single family home to a duplex in 1994 and has been in use as a duplex since that time. The subject lot does not meet lot minimum size dimensional standards for the R2 zoning district.  
2. Section 62.109(a) of the zoning code provides that the Planning Commission may grant legal nonconforming use status to use of structures if the commission makes eight findings. The findings and the applicant's ability to meet them are as follows:  
(1) *The use occurs entirely within an existing structure.* This finding is met. The use is by definition within the existing structure.  
(2) *The use or use of similar intensity permitted in the same clause of the zoning code or in a more restrictive zoning district has been existence continuously for a period of at least ten years prior to the date of the application.* This finding is met. The applicant has submitted a list of tenants occupying the lower unit (Unit 1) from January 1, 2000 through the present, and has provided documentation in the form of signed lease agreements. The applicant has also provided evidence that he occupied the upper unit (Unit 2) until July 2009, and that Unit 2 has subsequently been occupied by rental tenants.  
(3) *The off-street parking is adequate to serve the use.* This finding is met. Section 63.207 of the Saint Paul Zoning Code requires that dwelling units located in one- or two-family structure provide 1.5 off-street parking spaces per unit. The subject property provides two off-street spaces in the paved area of the side yard to the south of the structure, and an additional space in the attached garage.



- (4) *Hardship would result if the use were discontinued.* This finding is met. The property provides reasonably priced, convenient housing for students of nearby William Mitchell College of Law. Discontinuation of the use would dislocate current tenants.
- (5) *Rezoning the property would result in "spot" zoning or a zoning inappropriate to surrounding land uses.* This finding is met. Duplexes are first allowed in the RT2 two-family residential district. The property is completely surrounded by R2 and B2 districts, and no RT2 districts are in the surrounding area.
- (6) *The use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.* This finding is met. While some additions to the structure have been made, the structure has stood on the lot since 1939. The surrounding area is a mix of institutional, residential and commercial uses, with all of which the proposed use is consistent. The proposed use will not be detrimental to the existing character of the neighborhood, nor endanger the public health, safety, or general welfare.
- (7) *The use is consistent with the comprehensive plan.* This finding is met. The subject property is located near the intersection of an established neighborhood, a residential corridor, and a mixed use corridor as identified in figure LU-B of the Land Use chapter of the Comprehensive Plan. The density of housing represented by the proposed use—which provides for affordable rental housing in an affluent area—is generally consistent with the range of housing densities called for in these generalized land use areas. The proposed use is also consistent with strategy H1.1 from the Housing chapter of the Comprehensive Plan, which calls for the city to *increase housing choices across the city to support economically diverse neighborhoods* by providing for "a mix of rental and ownership units; a range of housing types, and diversity of income levels."
- (8) *A notarized petition of two-thirds of the property owners within one hundred (100) feet the property has been submitted stating their support for the use.* This finding is met. The petition was found sufficient on August 8, 2012: 8 parcels eligible; 6 parcels required; 6 parcels signed.

I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the application for establishment of legal nonconforming use as a duplex.

August 22, 2012

I, Stephen R. Nelson own the house at 19 Milton St., St. Paul, MN. I have lived in the house, (in the upstairs Apt.) from the time I bought the house in March of 1989 till Aug. 1, 2009. My tenants Bonnie Claxton and David Jones moved in on Aug. 1, 2009 and still live there till now.

My neighbors Nina and Mark Peschel at 922 Summit (651-224-7859) have known me from the first day I moved in. They can verify that I lived in the upstairs Apt. till Aug 1, 2009.

Also, Anne Cain-Nielsen was a renter in Apt. 1 (1st Floor) on Aug. 1, 2009 when Bonnie and David moved in. Her no. is 612-840-5329. She knows that I lived upstairs till Bonnie and David moved in and can verify that.

By the summer of 1994 I had sealed off the first floor from the second floor. I built a roof dormer and added outside stairs to the upstairs Apt. My renter Terrence Kayse started renting

AUGUST 22, 2012

PHONE NO. IS 651 - 647 - 6078. HE REMEMBERS THAT I HAD A SEPARATE ENTRANCE BY AUG. OF 1994. OVER THE NEXT 14 YEARS I HAVE CHANGED THE HOUSE INTO WHAT IT IS TODAY, A DUPLEX.

\* EVERYTHING IS TRUE

State of Minnesota)  
County of Ramsey)

Subscribed and sworn to before me  
this 22nd day of August, 2012

*Jennifer L Fink*  
Notary Public

THANK YOU  
STEPHEN R. NELSON  
*Stephen R. Nelson*



LEASES for Apt. 1 (First Floor) 19 Milton St.

(Unit 1)

JAN. 1, 2000  
to MAY 31, 2001

Erik Walseth  
Josh Schwab

JUNE 1, 2001  
to MAY 31, 2002

JAMISON KONTAR  
KATIE KIPKA

JUNE 1, 2002  
to MAY 31, 2004

STEPHANIE FOX  
Molly FOX

open 1 month

July 1, 2004  
to SEPT. 30, 2006

DAN HAAS

OPEN 2 WEEKS

MOVED IN Oct. 14, 2006  
to MARCH 31, 2007

FRANK GALA'WENA

April 1, 2007  
to MAY 31, 2009

ANN MOONEY

JUNE 1, 2009  
to JUNE 30, 2010

STEPHANIE JOHNSON  
ANNE CAIN - NIELSEN

JULY 1, 2010  
to JUNE 30, 2011

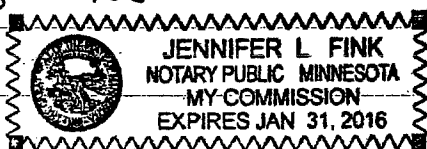
RACHEL KOWANSKI  
ANNE CAIN - NIELSEN

JULY 1, 2011  
to JULY 31, 2012

MICHAEL MURPHY  
JEFF HOLTH

AUG. 1, 2012  
to NOW

NETHA CLOETER  
JEFF HOLTH  
STEPHEN R. NELSON



Thank you

State of Minnesota  
County of Ramsey

Before me appeared Stephen R. Nelson  
Subscribed and sworn to before  
me this 22nd day of August, 2012.

August 22, 2012

\* Three additional copies to be made



## Change-Of-Address Confirmation

6060 PRIMACY PKWY STE 101  
MEMPHIS TN 38188-3333

ELECTRONIC SERVICE REQUESTED

m. | town  
post

JUL 22, 2009

715-825-  
2243

This letter is to confirm that the US Postal Service has received the following TEMPORARY Change-of-Address Order from you. We will begin forwarding your mail to your NEW address on the START DATE you provided, JUL 25, 2009, and discontinue forwarding on OCT 31, 2009.

Mail will be forwarded to the new address for  
THE FOLLOWING INDIVIDUAL ONLY:

### NEW ADDRESS

STEPHEN R NELSON

\*\*\* AUTO

### OLD ADDRESS

STEPHEN R NELSON  
19 MILTON ST S  
SAINT PAUL MN 55105-3025



STEPHEN R NELSON  
4944 207TH ST N  
FOREST LAKE MN 55025-8071

E/Way/  
5/20/09  
699-2762

1-800-275-8777

It is important for you to examine the above OLD and NEW address information. If any of the information is NOT correct or if you did NOT authorize this Change-of-Address Order, please call 1-800-ASK-USPS (1-800-275-8777) immediately.

### Common Questions and Answers About Moving

#### Q. What should I do if I am not yet receiving mail at my new address?

A. If it is more than ten days after the start date of your move and no mail has arrived, call 1-800-ASK-USPS (1-800-275-8777).

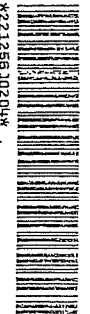
#### Q. Are Postal Service regulations for temporary address changes different than permanent address changes?

A. Yes. Pay special attention to your magazine and newspaper subscriptions. The Postal Service will forward these items for only 60 days. After that, if you have not notified your publisher, you will stop receiving magazines and newspapers until your Change-of-Address Order expires. Also, pay special attention to financial institutions. They often request that their mail not be forwarded. You should notify all your mailers of your temporary address and the time period during which it should be used.

#### Q. How should I let my friends, family members, magazine publishers, and business correspondents know my new address?

A. Usually, magazines and business correspondence contain cards or instructions to inform them of your new address and the date you will be moving. In addition, your local post office can supply you, free of charge, with postcards that you can use as a convenient way to notify anyone of your new address and the date of your move.

Thank you for using the US Postal Service and for giving us the opportunity to serve you. For more information, visit [www.usps.com/moversguide](http://www.usps.com/moversguide), the official US Postal Service Website for moving customers.



## Hardship

If I'm not granted a legal nonconforming use permit, it would cause me and my renters great hardship.

I would have to spend at least \$2000 to \$3000 dollars to turn the duplex back into a single family home. I would lose \$1700.00 dollars a month in rental income till the conversion was completed. After that I would lose \$500 dollars a month, which is the difference between 2 rents (\$1700) and 1 house rent of \$1200 dollars. Over the next year, I would lose about \$9700.00 dollars.

My great renters, which most go to William Mitchell School of Law, would have their lives uprooted. They are such good young people that it would make me very sad to give them notice to move. They love living at 19 Milton.

I sincerely hope and pray that you grant me a nonconforming use permit.  
Thank you so much

**PRO FORMA INFORMATION SHEET  
FOR DUPLEX AND TRIPLEX CONVERSION CASES  
Addition of Units to Structure**

Required information	Prior to/Without Additional Units in Structure (1)	After Addition of Units to Structure (2)
<b>Income</b>		
Total monthly rent income for all units	0	\$1,760
Monthly income from structure other than rent	0	0
Existing vacancy (if any)	0	0
Effective gross income (EGI) / month <sup>1</sup>	\$ 0	\$ 1,700
<b>Effective Gross Income / year</b>	\$ 0	\$ 20,400
<b>Operating Expenses (Annual) <sup>2</sup></b>	\$ 7932	\$ 7932
Maintenance	\$ 500	\$ 500
Insurance	\$ 1099	\$ 1099
Utilities (only include amount paid by landlord)	\$ 2147	\$ 2147
Other (identify) <i>Trash</i>	\$ 368	\$ 368
Taxes	\$ 3,818	\$ 3,818
<b>Net Operating Income (Annual) <sup>3</sup></b>	\$ -(7932)	\$ 12,468
Monthly debt / mortgage payment	0	0
<b>Annual debt payment</b>	\$ 0	\$ 0
<b>Rehab projects</b>		
Total cost of improvements	\$ 30,465	\$ 30,465
Monthly rehab debt payment	\$ 900	\$ 900
<b>Annual rehab debt payment</b>	\$ 10,800	\$ 10,800
<b>Cash Flow: profit, (loss) <sup>4</sup></b>	\$ -(18,732)	\$ 1668

NOTE: 1. Effective Gross Income = (Total rent income) - (Vacancy, if there is any)

2. Operating expenses are the sum of the next five lines, incl maintenance, insurance, utilities, taxes and others

3. Net Operating Income = (Effective Gross Income) - (Operating Expenses)

4. Cash Flow = (Net Operating Income) - (Annual debt payment)

**SUMMARY INFORMATION SHEET  
FOR DUPLEX AND TRIPLEX COVERSION CASES**

Housing unit breakdown:	Existing	Proposed
Number of units	2	2
Number of bedrooms in each unit		
Unit 1	2	2
Unit 2	1	1
Unit 3		
Size of each unit in square feet		
Unit 1 - Finished	1,084	1084
Unit 2 - Finished	542	542
<del>Unit 3</del> - Also 3 season porch	180	180
Debt:		
Initial principal amount 1989	69,000	
Initial interest rate	7%?	
Term of mortgage/debt financing	30 yr.	
Time remaining on note	0	
Balance on existing debt	0	
Rehabilitation		
Type of improvements:		
Unit 1 - page 2		
Unit 2 - page 3		
House (in general) page 4		



## APARTMENT 1 LEASE AGREEMENT

Stephen R. Nelson, referred to herein as landlord, hereby leases to Jeff Holth AND Netha Cloeter, referred to herein as tenant, who hereby leases from landlord the unit of rooms known as Apartment No. 1 in the building located at 19 South Milton Street, St. Paul, Minnesota, for a tenancy for a period of 12 months, beginning on the first day of August, 2012, and ending on the 31<sup>st</sup> day of July, 2013 on the following terms and conditions:

1. **RENEWAL:** This lease shall automatically renew, after the initial 12 month period, unless tenant gives landlord thirty (30) days prior written notice of his or her intention to vacate at the end of the initial 12 month period. Said renewal period shall be for the following 12 month tenancy, subject to all terms and provisions of this lease, including a thirty (30) day written notice provision to terminate the tenancy.

2. **TERMINATION OF LEASE:** Thirty (30) day written notice by either party. Example – notice given say September 22nd, last month would run October 1st to October 31st.

3. **RENT:** Tenant agrees to pay as rent for the leased premises the sum of NINE HUNDRED dollars (\$ 900.00 ) each month, payable without demand, in advance on the first day of each month. The first month's rental is paid on the execution of this agreement, receipt of which is acknowledged by landlord.

4. **SECURITY DEPOSIT:** On execution of this agreement, tenant deposits with landlord the additional sum of NINE HUNDRED dollars (\$ 900.00 ), receipt of which is acknowledged by landlord, as security for the full and faithful performance by tenant of this agreement.

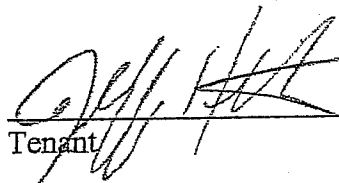
5. **UTILITIES:** Landlord shall furnish to said apartment only ordinary heat, electricity and water services. Landlord shall have no liability for damage due to breakdown or cessation of said facilities and services, but the same shall be restored as promptly as possible. Telephone service is not furnished as part of this lease. Such expenses are the responsibility of and shall be obtained at the expense of tenant, and tenant agrees to promptly pay such charges as they become due. Tenant shall not waste any utilities provided by landlord.

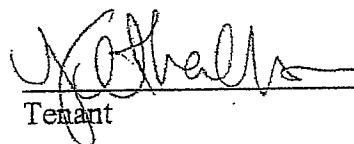
6. **OCCUPANCY:** Tenant agrees that the leased premises shall be occupied by only the following persons JEFF HOLTH AND NETHA CLOETER

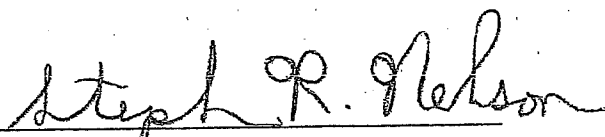
and that the leased premises shall be used only for residential purposes.

7. **RIGHT OF ENTRY:** Landlord reserves the right to enter the leased premises at reasonable times for the purpose of inspection and, whenever necessary, to make repairs or alterations thereto. Tenant hereby grants permission to landlord to show the leased premises to new rental applicants or prospective purchasers at all reasonable times within thirty (30) days of the expiration of the tenancy. Landlord shall first try to notify tenant by mail or phone in a reasonable amount of time as to the right of entry; if not, landlord has the right of entry

STEPHEN R. NELSON

  
\_\_\_\_\_  
Tenant

  
\_\_\_\_\_  
Tenant

By:   
\_\_\_\_\_  
19 South Milton Street  
St. Paul, MN 55105

80728767.1

## APARTMENT 1 LEASE AGREEMENT

Stephen R. Nelson, referred to herein as landlord, hereby leases to Jeff Holth AND Michael Murphy, referred to herein as tenant, who hereby leases from landlord the unit of rooms known as Apartment No. 1 in the building located at 19 South Milton Street, St. Paul, Minnesota, for a tenancy for a period of 12 months, beginning on the first day of July, 2011, and ending on the 30<sup>th</sup> day of JUNE, 2012 on the following terms and conditions:

1. **RENEWAL:** This lease shall automatically renew, after the initial 12 month period, unless tenant gives landlord thirty (30) days prior written notice of his or her intention to vacate at the end of the initial 12 month period. Said renewal period shall be for the following 12 month tenancy, subject to all terms and provisions of this lease, including a thirty (30) day written notice provision to terminate the tenancy.

2. **TERMINATION OF LEASE:** Thirty (30) day written notice by either party. Example - notice given say September 22nd, last month would run October 1st to October 31st.

3. **RENT:** Tenant agrees to pay as rent for the leased premises the sum of NINE HUNDRED dollars (\$ 900.00 ) each month, payable without demand, in advance on the first day of each month. The first month's rental is paid on the execution of this agreement, receipt of which is acknowledged by landlord.

4. **SECURITY DEPOSIT:** On execution of this agreement, tenant deposits with landlord the additional sum of NINE HUNDRED dollars (\$ 900.00 ), receipt of which is acknowledged by landlord, as security for the full and faithful performance by tenant of this agreement.

5. **UTILITIES:** Landlord shall furnish to said apartment only ordinary heat, electricity and water services. Landlord shall have no liability for damage due to breakdown or cessation of said facilities and services, but the same shall be restored as promptly as possible. Telephone service is not furnished as part of this lease. Such expenses are the responsibility of and shall be obtained at the expense of tenant, and tenant agrees to promptly pay such charges as they become due. Tenant shall not waste any utilities provided by landlord.

6. **OCCUPANCY:** Tenant agrees that the leased premises shall be occupied by only the following persons JEFF HOLTH AND MICHAEL MURPHY  
and that the leased premises shall be used only for residential purposes.

7. **RIGHT OF ENTRY:** Landlord reserves the right to enter the leased premises at reasonable times for the purpose of inspection and, whenever necessary, to make repairs or alterations thereto. Tenant hereby grants permission to landlord to show the leased premises to new rental applicants or prospective purchasers at all reasonable times within thirty (30) days of the expiration of the tenancy. Landlord shall first try to notify tenant by mail or phone in a reasonable amount of time as to the right of entry; if not, landlord has the right of entry

Tenant Jeff Hart

Tenant Christine

STEPHEN R. NELSON

By: Stephen R. Nelson  
19 South Milton Street  
St. Paul, MN 55105

80728767.1

## APARTMENT 1 LEASE AGREEMENT

Stephen R. Nelson, referred to herein as landlord, hereby leases to ANNECAIN-NIELSEN AND RACHEL KOWARSKI, referred to herein as tenant, who hereby leases from landlord the unit of rooms known as Apartment No. 1 in the building located at 19 South Milton Street, St. Paul, Minnesota, for a tenancy for a period of 12 months, beginning on the first day of July, 2010, and ending on the 30<sup>th</sup> day of JUNE, 2011 on the following terms and conditions:

1. **RENEWAL:** This lease shall automatically renew, after the initial 12 month period, unless tenant gives landlord thirty (30) days prior written notice of his or her intention to vacate at the end of the initial 12 month period. Said renewal period shall be for the following 12 month tenancy, subject to all terms and provisions of this lease, including a thirty (30) day written notice provision to terminate the tenancy.

2. **TERMINATION OF LEASE:** Thirty (30) day written notice by either party. Example - notice given say September 22nd, last month would run October 1st to October 31st.

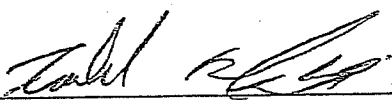
3. **RENT:** Tenant agrees to pay as rent for the leased premises the sum of NINE HUNDRED dollars (\$ 900.00 ) each month, payable without demand, in advance on the first day of each month. The first month's rental is paid on the execution of this agreement, receipt of which is acknowledged by landlord.

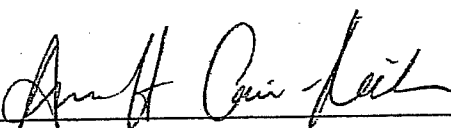
4. **SECURITY DEPOSIT:** On execution of this agreement, tenant deposits with landlord the additional sum of NINE HUNDRED dollars (\$ 900.00 ), receipt of which is acknowledged by landlord, as security for the full and faithful performance by tenant of this agreement.

5. **UTILITIES:** Landlord shall furnish to said apartment only ordinary heat, electricity and water services. Landlord shall have no liability for damage due to breakdown or cessation of said facilities and services, but the same shall be restored as promptly as possible. Telephone service is not furnished as part of this lease. Such expenses are the responsibility of and shall be obtained at the expense of tenant, and tenant agrees to promptly pay such charges as they become due. Tenant shall not waste any utilities provided by landlord.

6. **OCCUPANCY:** Tenant agrees that the leased premises shall be occupied by only the following persons ANNECAIN-NIELSEN AND RACHEL KOWARSKI and that the leased premises shall be used only for residential purposes.

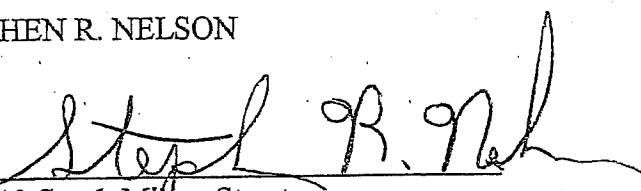
7. **RIGHT OF ENTRY:** Landlord reserves the right to enter the leased premises at reasonable times for the purpose of inspection and, whenever necessary, to make repairs or alterations thereto. Tenant hereby grants permission to landlord to show the leased premises to new rental applicants or prospective purchasers at all reasonable times within thirty (30) days of the expiration of the tenancy. Landlord shall first try to notify tenant by mail or phone in a reasonable amount of time as to the right of entry; if not, landlord has the right of entry

  
\_\_\_\_\_  
Tenant

  
\_\_\_\_\_  
Tenant

80728767.1

STEPHEN R. NELSON

By:   
\_\_\_\_\_  
19 South Milton Street  
St. Paul, MN 55105

Unit 2

## APARTMENT 2 LEASE AGREEMENT

Stephen R. Nelson, referred to herein as landlord, hereby leases to Bonnie Clayton + David Jones, referred to herein as tenant, who hereby leases from landlord the unit of rooms known as Apartment No. 2 in the building located at 19 South Milton Street, St. Paul, Minnesota, for a tenancy for a period of \_\_\_\_\_ months, beginning on the first day of August, 2009, and ending on the 31 day of July, 2010 on the following terms and conditions:

1. **RENEWAL:** This lease shall automatically renew, after the initial 12 month period, unless tenant gives landlord thirty (30) days prior written notice of his or her intention to vacate at the end of the initial \_\_\_\_\_ month period. Said renewal period shall be for the following \_\_\_\_\_ month tenancy, subject to all terms and provisions of this lease, including a thirty (30) day written notice provision to terminate the tenancy.

2. **TERMINATION OF LEASE:** Thirty (30) day written notice by either party. Example - notice given say September 22nd, last month would run October 1st to October 31st.

3. **RENT:** Tenant agrees to pay as rent for the leased premises the sum of eight hundred dollars (\$ 800 ) each month, payable without demand, in advance on the first day of each month. The first month's rental is paid on the execution of this agreement, receipt of which is acknowledged by landlord.

4. **SECURITY DEPOSIT:** On execution of this agreement, tenant deposits with landlord the additional sum of seven hundred fifty dollars (\$ 750<sup>00</sup> ), receipt of which is acknowledged by landlord, as security for the full and faithful performance by tenant of this agreement.

5. **UTILITIES:** Landlord shall furnish to said apartment only ordinary heat, electricity and water services. Landlord shall have no liability for damage due to breakdown or cessation of said facilities and services, but the same shall be restored as promptly as possible. Telephone service is not furnished as part of this lease. Such expenses are the responsibility of and shall be obtained at the expense of tenant, and tenant agrees to promptly pay such charges as they become due. Tenant shall not waste any utilities provided by landlord.

6. **OCCUPANCY:** Tenant agrees that the leased premises shall be occupied by only the following persons Bonnie Clayton + David Jones and that the leased premises shall be used only for residential purposes.

7. **RIGHT OF ENTRY:** Landlord reserves the right to enter the leased premises at reasonable times for the purpose of inspection and, whenever necessary, to make repairs or alterations thereto. Tenant hereby grants permission to landlord to show the leased premises to new rental applicants or prospective purchasers at all reasonable times within thirty (30) days of the expiration of the tenancy. Landlord shall first try to notify tenant by mail or phone in a reasonable amount of time as to the right of entry, if not, landlord has the right of entry.

Donna Carter  
Tenant

Del  
Tenant

STEPHEN R. NELSON

By: Stephen R. Nelson  
19 South Milton Street  
St. Paul, MN 55105

80704209.1



## APARTMENT 1 LEASE AGREEMENT

Stephen R. Nelson, referred to herein as landlord, hereby leases to STEPHANIE A. JOHNSON AND ANN CAIN - NIELSEN, referred to herein as tenant, who hereby leases from landlord the unit of rooms known as Apartment No. 1 in the building located at 19 South Milton Street, St. Paul, Minnesota, for a tenancy for a period of 12 months, beginning on the first day of JUNE, 2009, and ending on the 31st day of MAY, 2010 on the following terms and conditions:

1. **RENEWAL:** This lease shall automatically renew, after the initial 12 month period, unless tenant gives landlord thirty (30) days prior written notice of his or her intention to vacate at the end of the initial 12 month period. Said renewal period shall be for the following 12 month tenancy, subject to all terms and provisions of this lease, including a thirty (30) day written notice provision to terminate the tenancy.

2. **TERMINATION OF LEASE:** Thirty (30) day written notice by either party. Example - notice given say September 22nd, last month would run October 1st to October 31st.

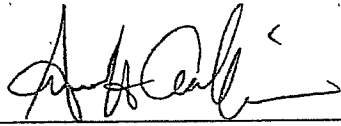
3. **RENT:** Tenant agrees to pay as rent for the leased premises the sum of NINE HUNDRED dollars (\$ 900.00 ) each month, payable without demand, in advance on the first day of each month. The first month's rental is paid on the execution of this agreement, receipt of which is acknowledged by landlord.

4. **SECURITY DEPOSIT:** On execution of this agreement, tenant deposits with landlord the additional sum of NINE HUNDRED dollars (\$ 900.00 ), receipt of which is acknowledged by landlord, as security for the full and faithful performance by tenant of this agreement.

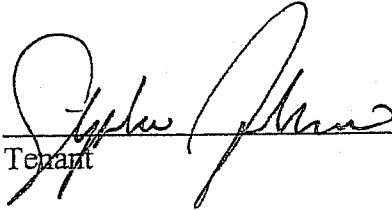
5. **UTILITIES:** Landlord shall furnish to said apartment only ordinary heat, electricity and water services. Landlord shall have no liability for damage due to breakdown or cessation of said facilities and services, but the same shall be restored as promptly as possible. Telephone service is not furnished as part of this lease. Such expenses are the responsibility of and shall be obtained at the expense of tenant, and tenant agrees to promptly pay such charges as they become due. Tenant shall not waste any utilities provided by landlord.

6. **OCCUPANCY:** Tenant agrees that the leased premises shall be occupied by only the following persons STEPHANIE A. JOHNSON AND ANN CAIN - NIELSEN and that the leased premises shall be used only for residential purposes.

7. **RIGHT OF ENTRY:** Landlord reserves the right to enter the leased premises at reasonable times for the purpose of inspection and, whenever necessary, to make repairs or alterations thereto. Tenant hereby grants permission to landlord to show the leased premises to new rental applicants or prospective purchasers at all reasonable times within thirty (30) days of the expiration of the tenancy. Landlord shall first try to notify tenant by mail or phone in a reasonable amount of time as to the right of entry; if not, landlord has the right of entry

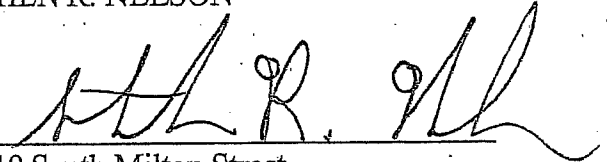


Tenant



Tenant

STEPHEN R. NELSON

By: 

19 South Milton Street  
St. Paul, MN 55105

80728767.1

ORIGINAL

## APARTMENT LEASE AGREEMENT

Stephen R. Nelson, referred to herein as landlord, hereby leases to ANN M. MOONEY, referred to herein as tenant, who hereby leases from landlord the unit of rooms known as Apartment No. 1 in the building located at 19 South Milton Street, St. Paul, Minnesota, for a tenancy for a period of 14 months, beginning on the first day of April, 2007, and ending on the 31 day of May, 2008 on the following terms and conditions:

1. **RENEWAL:** This lease shall automatically renew, after the initial 14 month period, unless tenant gives landlord thirty (30) days prior written notice of his or her intention to vacate at the end of the initial 14 month period. Said renewal period shall be for the following 12 month tenancy, subject to all terms and provisions of this lease, including a thirty (30) day written notice provision to terminate the tenancy.

2. **TERMINATION OF LEASE:** Thirty (30) day written notice by either party. Example - notice given say September 22nd, last month would run October 1st to October 31st.

3. **RENT:** Tenant agrees to pay as rent for the leased premises the sum of Eight hundred and fifty dollars (\$ 850.00 ) each month, payable without demand, in advance on the first day of each month. The first month's rental is paid on the execution of this agreement, receipt of which is acknowledged by landlord.

4. **SECURITY DEPOSIT:** On execution of this agreement, tenant deposits with landlord the additional sum of Eight Hundred and fifty dollars (\$ 850.00 ), receipt of which is acknowledged by landlord, as security for the full and faithful performance by tenant of this agreement.

5. **UTILITIES:** Landlord shall furnish to said apartment only ordinary heat, electricity and water services. Landlord shall have no liability for damage due to breakdown or cessation of said facilities and services, but the same shall be restored as promptly as possible. Telephone service is not furnished as part of this lease. Such expenses are the responsibility of and shall be obtained at the expense of tenant, and tenant agrees to promptly pay such charges as they become due. Tenant shall not waste any utilities provided by landlord.

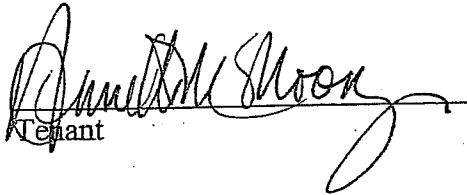
The seven day Thermostat Program is set for heat and air conditioning. It can't be changed or altered without permission from landlord.

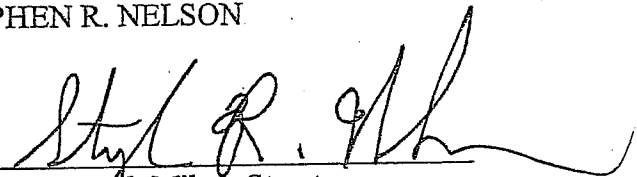
6. **OCCUPANCY:** Tenant agrees that the leased premises shall be occupied by only the following persons ANN M. MOONEY and that the leased premises shall be used only for residential purposes.

7. **RIGHT OF ENTRY:** Landlord reserves the right to enter the leased premises at reasonable times for the purpose of inspection and, whenever necessary, to make repairs or alterations thereto. Tenant hereby grants permission to landlord to show the leased premises to new rental applicants or prospective purchasers at all reasonable times within thirty (30) days of

Dated this 4<sup>th</sup> day of March, 2007.

STEPHEN R. NELSON

  
Tenant

By:   
19 South Milton Street  
St. Paul, MN 55105

\_\_\_\_\_  
Tenant

ORIGINAL

## APARTMENT LEASE AGREEMENT

Stephen R. Nelson, referred to herein as landlord, hereby leases to FRANK GALAINENA, referred to herein as tenant, who hereby leases from landlord the unit of rooms known as Apartment No. 1 in the building located at 19 South Milton Street, St. Paul, Minnesota, for a tenancy for a period of 7 months, beginning on the first day of Nov. 1, 2006, and ending on the 31 day of May, 2007 on the following terms and conditions:

1. **RENEWAL:** This lease shall automatically renew, after the initial 7 month period, unless tenant gives landlord thirty (30) days prior written notice of his or her intention to vacate at the end of the initial 7 month period. Said renewal period shall be for the following 12 month tenancy, subject to all terms and provisions of this lease, including a thirty (30) day written notice provision to terminate the tenancy.

2. **TERMINATION OF LEASE:** Thirty (30) day written notice by either party. Example—notice given say September 22nd, last month would run October 1st to October 31st.

3. **RENT:** Tenant agrees to pay as rent for the leased premises the sum of Eight Hundred Fifty dollars (\$ 850) each month, payable without demand, in advance on the first day of each month. The first month's rental is paid on the execution of this agreement, receipt of which is acknowledged by landlord.

4. **SECURITY DEPOSIT:** On execution of this agreement, tenant deposits with landlord the additional sum of \$425 Oct. 10, 2006 AND \$425 ON Feb 1, 2007 dollars (\$ 850), receipt of which is acknowledged by landlord, as security for the full and faithful performance by tenant of this agreement.

5. **UTILITIES:** Landlord shall furnish to said apartment only ordinary heat, electricity and water services. Landlord shall have no liability for damage due to breakdown or cessation of said facilities and services, but the same shall be restored as promptly as possible. Telephone service is not furnished as part of this lease. Such expenses are the responsibility of and shall be obtained at the expense of tenant, and tenant agrees to promptly pay such charges as they become due. Tenant shall not waste any utilities provided by landlord.

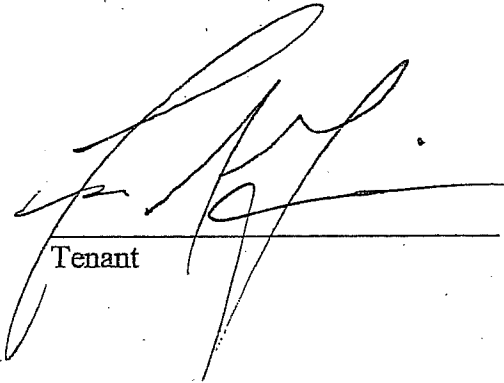
The seven day Thermostat Program is set for heat and air conditioning. It can't be changed or altered without permission from landlord.

6. **OCCUPANCY:** Tenant agrees that the leased premises shall be occupied by only the following persons FRANK GALAINENA

and that the leased premises shall be used only for residential purposes.

7. **RIGHT OF ENTRY:** Landlord reserves the right to enter the leased premises at reasonable times for the purpose of inspection and, whenever necessary, to make repairs or alterations thereto. Tenant hereby grants permission to landlord to show the leased premises to new rental applicants or prospective purchasers at all reasonable times within thirty (30) days of

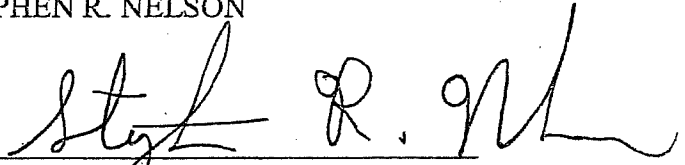
Dated this 10<sup>th</sup> day of October, 2006.



Tenant

Tenant

STEPHEN R. NELSON

By:   
19 South Milton Street  
St. Paul, MN 55105

Unit 1

Year 3

# APARTMENT LEASE AGREEMENT

Stephen R. Nelson, referred to herein as landlord, hereby leases to DAN HAAS, referred to herein as tenant, who hereby leases from landlord the unit of rooms known as Apartment No. 1 in the building located at 19 South Milton Street, St. Paul, Minnesota, for a tenancy for a period of 12 months, beginning on the first day of July, 2006, and ending on the 30<sup>th</sup> day of JUNE, 2007 on the following terms and conditions:

1. **RENEWAL:** This lease shall automatically renew, after the initial 12 month period, unless tenant gives landlord thirty (30) days prior written notice of his or her intention to vacate at the end of the initial 12 month period. Said renewal period shall be for the following 12 month tenancy, subject to all terms and provisions of this lease, including a thirty (30) day written notice provision to terminate the tenancy.

2. **RENT:** Tenant agrees to pay as rent for the leased premises the sum of Eight Hundred & Fifty dollars (\$ 850.00) each month, payable without demand, in advance on the first day of each month. The first month's rental is paid on the execution of this agreement, receipt of which is acknowledged by landlord.

3. **SECURITY DEPOSIT:** On execution of this agreement, tenant deposits with landlord the additional sum of on Depos. + from the 1st. Lease dollars (\$ 250.00), receipt of which is acknowledged by landlord, as security for the full and faithful performance by tenant of this agreement. SRN  
D/H

4. **UTILITIES:** Landlord shall furnish to said apartment only ordinary heat, electricity and water services. Landlord shall have no liability for damage due to breakdown or cessation of said facilities and services, but the same shall be restored as promptly as possible. Telephone service is not furnished as part of this lease. Such expenses are the responsibility of and shall be obtained at the expense of tenant, and tenant agrees to promptly pay such charges as they become due. Tenant shall not waste any utilities provided by landlord.

The seven day Thermostat Program is set for heat and air conditioning. It can't be changed or altered without permission from landlord.

5. **OCCUPANCY:** Tenant agrees that the leased premises shall be occupied by only the following persons DAN HAAS

and that the leased premises shall be used only for residential purposes.

6. **RIGHT OF ENTRY:** Landlord reserves the right to enter the leased premises at reasonable times for the purpose of inspection and, whenever necessary, to make repairs or alterations thereto. Tenant hereby grants permission to landlord to show the leased premises to new rental applicants or prospective purchasers at all reasonable times within thirty (30) days of the expiration of the tenancy. Landlord shall first try to notify tenant by mail or phone in a reasonable amount of time as to the right of entry; if not, landlord has the right of entry

Dated this 1st day of may, 2006.

STEPHEN R. NELSON

X Dan Haas  
Tenant

By:

Stephen R. Nelson  
19 South Milton Street  
St. Paul, MN 55105

\_\_\_\_\_  
Tenant

SAN

Extra Section

- Dan Haas will have

FREE trash services,  
cable services and 1  
off street parking spot

DH



## APARTMENT LEASE AGREEMENT

YEAR 2

Stephen R. Nelson, referred to herein as landlord, hereby leases to DAN HAAS, referred to herein as tenant, who hereby leases from landlord the unit of rooms known as Apartment No. 1 in the building located at 19 South Milton Street, St. Paul, Minnesota, for a tenancy for a period of 12 months, beginning on the first day of July, 2005, and ending on the 30th day of JUNE, 2006 on the following terms and conditions:

1. **RENEWAL:** This lease shall automatically renew, after the initial 12 month period, unless tenant gives landlord thirty (30) days prior written notice of his or her intention to vacate at the end of the initial 12 month period. Said renewal period shall be for the following 12 month tenancy, subject to all terms and provisions of this lease, including a thirty (30) day written notice provision to terminate the tenancy.

2. **RENT:** Tenant agrees to pay as rent for the leased premises the sum of Eight Hundred + Fifty dollars (\$ 850.00) each month, payable without demand, in advance on the first day of each month. The first month's rental is paid on the execution of this agreement, receipt of which is acknowledged by landlord.

3. **SECURITY DEPOSIT:** On execution of this agreement, tenant deposits with landlord the additional sum of on Depos. + from 1st lease dollars (\$ (250)), receipt of which is acknowledged by landlord, as security for the full and faithful performance by tenant of this agreement. SRN

4. **UTILITIES:** Landlord shall furnish to said apartment only ordinary heat, electricity and water services. Landlord shall have no liability for damage due to breakdown or cessation of said facilities and services, but the same shall be restored as promptly as possible. Telephone service is not furnished as part of this lease. Such expenses are the responsibility of and shall be obtained at the expense of tenant, and tenant agrees to promptly pay such charges as they become due. Tenant shall not waste any utilities provided by landlord.

The seven day Thermostat Program is set for heat and air conditioning. It can't be changed or altered without permission from landlord.

5. **OCCUPANCY:** Tenant agrees that the leased premises shall be occupied by only the following persons DAN HAAS

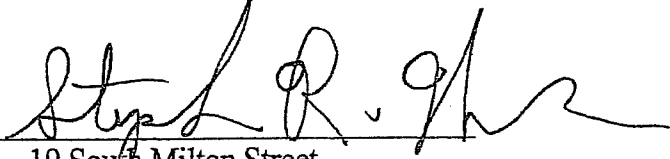
and that the leased premises shall be used only for residential purposes.

6. **RIGHT OF ENTRY:** Landlord reserves the right to enter the leased premises at reasonable times for the purpose of inspection and, whenever necessary, to make repairs or alterations thereto. Tenant hereby grants permission to landlord to show the leased premises to new rental applicants or prospective purchasers at all reasonable times within thirty (30) days of the expiration of the tenancy. Landlord shall first try to notify tenant by mail or phone in a reasonable amount of time as to the right of entry, if not, landlord has the right of entry

Dated this 17 day of JUNE, 2005.

STEPHEN R. NELSON

By:

  
19 South Milton Street  
St. Paul, MN 55105

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Tenant

SRN Extra SECTION

- DAN HAAS will have  
FREE trash service and  
cable service and 1  
off street parking spot.

## APARTMENT LEASE AGREEMENT

Year 1

Stephen R. Nelson, referred to herein as landlord, hereby leases to DAN HAAS, referred to herein as tenant, who hereby leases from landlord the unit of rooms known as Apartment No. 1 in the building located at 19 South Milton Street, St. Paul, Minnesota, for a tenancy for a period of 12 months, beginning on the first day of July, 2004, and ending on the 30<sup>th</sup> day of JUNE, 2005 on the following terms and conditions:

1. **RENEWAL:** This lease shall automatically renew, after the initial 12 month period, unless tenant gives landlord sixty (60) days prior written notice of his or her intention to vacate at the end of the initial 12 month period. Said renewal period shall be for the following 12 month tenancy, subject to all terms and provisions of this lease, including a sixty (60) day written notice provision to terminate the tenancy.

2. **RENT:** Tenant agrees to pay as rent for the leased premises the sum of Eight Hundred Fifty dollars (\$ 850.00 ) each month, payable without demand, in advance on the first day of each month. The first month's rental is paid on the execution of this agreement, receipt of which is acknowledged by landlord.

3. **SECURITY DEPOSIT:** On execution of this agreement, tenant deposits with landlord the additional sum of Two Hundred and Fifty dollars (\$ 250.00 ), receipt of which is acknowledged by landlord, as security for the full and faithful performance by tenant of this agreement.

4. **UTILITIES:** Landlord shall furnish to said apartment only ordinary heat, electricity and water services. Landlord shall have no liability for damage due to breakdown or cessation of said facilities and services, but the same shall be restored as promptly as possible. Telephone service is not furnished as part of this lease. Such expenses are the responsibility of and shall be obtained at the expense of tenant, and tenant agrees to promptly pay such charges as they become due. Tenant shall not waste any utilities provided by landlord.

The seven day Thermostat Program is set for heat and air conditioning. It can't be changed or altered without permission from landlord.

5. **OCCUPANCY:** Tenant agrees that the leased premises shall be occupied by only the following persons DAN HAAS

and that the leased premises shall be used only for residential purposes.

6. **RIGHT OF ENTRY:** Landlord reserves the right to enter the leased premises at reasonable times for the purpose of inspection and, whenever necessary, to make repairs or alterations thereto. Tenant hereby grants permission to landlord to show the leased premises to new

ANY CHECKS RECEIVED AFTER THE THIRD (3RD) OF THE MONTH WILL BE CHARGED a \$15.00 LATE FEE. There will be a \$20.00 charge for non-sufficient funds checks. If these charges do not accompany the rent check they may, at the Lessor's option, be deducted from the security deposit.

Dated this 22 day of may, 2004.

STEPHEN R. NELSON

Dan Haas  
Tenant

By: Steph R. Nelson  
19 South Milton Street  
St. Paul, MN 55105

\_\_\_\_\_  
Tenant

SRP EXTRA SECTION - THE TENANT WILL ALSO  
RECEIVE FREE TRASH, CABLE  
SERVICE FOR T.V. AND 1  
OFF-STREET PARKING SPOT.

(DIT)

## APARTMENT LEASE AGREEMENT

Stephen R. Nelson, referred to herein as landlord, hereby leases to Molly AND STEPHANIE FOX, referred to herein as tenant, who hereby leases from landlord the unit of rooms known as Apartment No. 1 in the building located at 19 South Milton Street, St. Paul, Minnesota, for a tenancy for a period of 12 months, beginning on the first day of JUNE, 2003, and ending on the 31 day of MAY, 2004 on the following terms and conditions:

1. **RENEWAL:** This lease shall automatically renew, after the initial 12 month period, unless tenant gives landlord sixty (60) days prior written notice of his or her intention to vacate at the end of the initial 12 month period. Said renewal period shall be for the following 12 month tenancy, subject to all terms and provisions of this lease, including a sixty (60) day written notice provision to terminate the tenancy.

2. **RENT:** Tenant agrees to pay as rent for the leased premises the sum of Eight Hundred & Fifty dollars (\$ 850.00) each month, payable without demand, in advance on the first day of each month. The first month's rental is paid on the execution of this agreement, receipt of which is acknowledged by landlord.

3. <sup>SRN</sup> **SECURITY DEPOSIT:** On execution of this agreement, tenant deposits with landlord the additional sum of ALREADY ON DEPOSIT dollars (\$ \_\_\_\_\_), receipt of which is acknowledged by landlord, as security for the full and faithful performance by tenant of this agreement. from First Lease.

4. **UTILITIES:** Landlord shall furnish to said apartment only ordinary heat, electricity and water services. Landlord shall have no liability for damage due to breakdown or cessation of said facilities and services, but the same shall be restored as promptly as possible. Telephone service is not furnished as part of this lease. Such expenses are the responsibility of and shall be obtained at the expense of tenant, and tenant agrees to promptly pay such charges as they become due. Tenant shall not waste any utilities provided by landlord.

The seven day Thermostat Program is set for heat and air conditioning. It can't be changed or altered without permission from landlord.

5. **OCCUPANCY:** Tenant agrees that the leased premises shall be occupied by only the following persons Molly FOX AND STEPHANIE FOX

and that the leased premises shall be used only for residential purposes.

6. **RIGHT OF ENTRY:** Landlord reserves the right to enter the leased premises at reasonable times for the purpose of inspection and, whenever necessary, to make repairs or alterations thereto. Tenant hereby grants permission to landlord to show the leased premises to new

ANY CHECKS RECEIVED AFTER THE THIRD (3RD) OF THE MONTH WILL BE CHARGED a \$15.00 LATE FEE. There will be a \$20.00 charge for non-sufficient funds checks. If these charges do not accompany the rent check they may, at the Lessor's option, be deducted from the security deposit.

Dated this 1 day of May, 2003.

STEPHEN R. NELSON

Mallory J.  
Tenant

By: Stephen R. Nelson

19 South Milton Street  
St. Paul, MN 55105

Stephanie J.  
Tenant

ORIGINAL

Unit 1

APARTMENT LEASE AGREEMENT

Stephen R. Nelson, referred to herein as landlord, hereby leases to STEPHANIE AND Molly Fox, referred to herein as tenant, who hereby leases from landlord the unit of rooms known as Apartment No. 1 in the building located at 19 South Milton Street, St. Paul, Minnesota, for a tenancy for a period of 12 months, beginning on the first day of JUNE, 2002, and ending on the 31 st day of MAY, 2003 on the following terms and conditions:

1. **RENEWAL:** This lease shall automatically renew, after the initial 12 month period, unless tenant gives landlord sixty (60) days prior written notice of his or her intention to vacate at the end of the initial 12 month period. Said renewal period shall be for the following 12 month tenancy, subject to all terms and provisions of this lease, including a sixty (60) day written notice provision to terminate the tenancy.

2. **RENT:** Tenant agrees to pay as rent for the leased premises the sum of Eight Hundred & Fifty dollars (\$ 850.00) each month, payable without demand, in advance on the first day of each month. The first month's rental is paid on the execution of this agreement, receipt of which is acknowledged by landlord.

3. **SECURITY DEPOSIT:** On execution of this agreement, tenant deposits with landlord the additional sum of FIVE HUNDRED dollars (\$ 500.00), receipt of which is acknowledged by landlord, as security for the full and faithful performance by tenant of this agreement.

4. **UTILITIES:** Landlord shall furnish to said apartment only ordinary heat, electricity and water services. Landlord shall have no liability for damage due to breakdown or cessation of said facilities and services, but the same shall be restored as promptly as possible. Telephone service is not furnished as part of this lease. Such expenses are the responsibility of and shall be obtained at the expense of tenant, and tenant agrees to promptly pay such charges as they become due. Tenant shall not waste any utilities provided by landlord.

5. **OCCUPANCY:** Tenant agrees that the leased premises shall be occupied by only the following persons STEPHANIE FOX AND Molly Fox

and that the leased premises shall be used only for residential purposes.

6. **RIGHT OF ENTRY:** Landlord reserves the right to enter the leased premises at reasonable times for the purpose of inspection and, whenever necessary, to make repairs or alterations thereto. Tenant hereby grants permission to landlord to show the leased premises to new rental applicants or prospective purchasers at all reasonable times within sixty (60) days of the expiration of the tenancy. Landlord shall first try to notify tenant by mail or phone in a reasonable amount of

ANY CHECKS RECEIVED AFTER THE THIRD (3RD) OF THE MONTH WILL BE CHARGED a \$15.00 LATE FEE. There will be a \$20.00 charge for non-sufficient funds checks. If these charges do not accompany the rent check they may, at the Lessor's option, be deducted from the security deposit.

Dated this 9<sup>th</sup> day of April, 2002.

STEPHEN R. NELSON

Molly Fox  
Tenant

By: Stephen R. Nelson  
19 South Milton Street  
St. Paul, MN 55105

Stephanie Fox  
Tenant



ORIGINAL

Unit 1

APARTMENT LEASE AGREEMENT

Stephen R. Nelson, referred to herein as landlord, hereby leases to JAMISON KORTAS  
KATIE KIPKA, referred to herein as tenant, who hereby leases from  
landlord the unit of rooms known as Apartment No. 1 in the building located at 19 South Milton  
Street, St. Paul, Minnesota, for a tenancy for a period of 12 months, beginning on the first day of  
JUNE, 2001, and ending on the 31 day of MAY, 2002  
on the following terms and conditions:

1. **RENEWAL:** This lease shall automatically renew, after the initial 12 month period,  
unless tenant gives landlord sixty (60) days prior written notice of his or her intention to vacate at the  
end of the initial 12 month period. Said renewal period shall be for the following 12 month tenancy,  
subject to all terms and provisions of this lease, including a sixty (60) day written notice provision to  
terminate the tenancy.

2. **RENT:** Tenant agrees to pay as rent for the leased premises the sum of  
Eight Hundred & Fifty dollars (\$ 850.00) each month, payable  
without demand, in advance on the first day of each month. The first month's rental is paid on the  
execution of this agreement, receipt of which is acknowledged by landlord.

3. **SECURITY DEPOSIT:** On execution of this agreement, tenant deposits with  
landlord the additional sum of 5 Hundred dollars  
(\$ 500.00), receipt of which is acknowledged by landlord, as security for the full and  
faithful performance by tenant of this agreement.

4. **UTILITIES:** Landlord shall furnish to said apartment only ordinary heat, electricity  
and water services. Landlord shall have no liability for damage due to breakdown or cessation of said  
facilities and services, but the same shall be restored as promptly as possible. Telephone service is  
not furnished as part of this lease. Such expenses are the responsibility of and shall be obtained at the  
expense of tenant, and tenant agrees to promptly pay such charges as they become due. Tenant shall  
not waste any utilities provided by landlord.

5. **OCCUPANCY:** Tenant agrees that the leased premises shall be occupied by only the  
following persons JAMISON KORTAS AND KATIE KIPKA

and that the leased premises shall be used only for residential purposes.

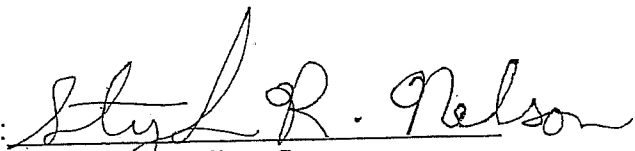
6. **RIGHT OF ENTRY:** Landlord reserves the right to enter the leased premises at  
reasonable times for the purpose of inspection and, whenever necessary, to make repairs or alterations  
thereto. Tenant hereby grants permission to landlord to show the leased premises to new rental  
applicants or prospective purchasers at all reasonable times within sixty (60) days of the expiration  
of the tenancy. Landlord shall first try to notify tenant by mail or phone in a reasonable amount of

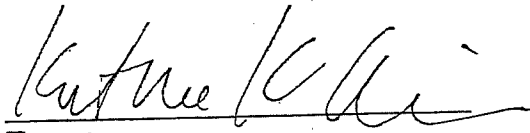
ANY CHECKS RECEIVED AFTER THE THIRD (3RD) OF THE MONTH WILL BE CHARGED a \$15.00 LATE FEE. There will be a \$20.00 charge for non-sufficient funds checks. If these charges do not accompany the rent check they may, at the Lessor's option, be deducted from the security deposit.

Dated this 9 day of April, 2001.

STEPHEN R. NELSON

  
\_\_\_\_\_  
Tenant

By:   
\_\_\_\_\_  
19 South Milton Street  
St. Paul, MN 55105

  
\_\_\_\_\_  
Tenant

## APARTMENT LEASE AGREEMENT

Stephen R. Nelson, referred to herein as landlord, hereby leases to Erik B. WALSETH  
Josh Schwab, referred to herein as tenant, who hereby leases from  
 landlord the unit of rooms known as Apartment No. 1 in the building located at 19 South Milton  
 Street, St. Paul, Minnesota, for a tenancy for a period of 6 months, beginning on the first day of  
JANUARY, 2001, and ending on the 30<sup>th</sup> day of JUNE, 2001  
 on the following terms and conditions:

1. **RENEWAL:** This lease shall automatically renew, after the initial ~~12~~<sup>6</sup> month period, <sup>SPN</sup> unless tenant gives landlord sixty (60) days prior written notice of his or her intention to vacate at the end of the initial 12 month period. Said renewal period shall be for the following 12 month tenancy, subject to all terms and provisions of this lease, including a sixty (60) day written notice provision to terminate the tenancy.

2. **RENT:** Tenant agrees to pay as rent for the leased premises the sum of Eight Hundred dollars (\$ 800.00 ) each month, payable without demand, in advance on the first day of each month. The first month's rental is paid on the execution of this agreement, receipt of which is acknowledged by landlord.

3. **SECURITY DEPOSIT:** On execution of this agreement, tenant deposits with landlord the additional sum of 0 dollars (\$ 0 ), receipt of which is acknowledged by landlord, as security for the full and faithful performance by tenant of this agreement.

4. **UTILITIES:** Landlord shall furnish to said apartment only ordinary heat, electricity and water services. Landlord shall have no liability for damage due to breakdown or cessation of said facilities and services, but the same shall be restored as promptly as possible. Telephone service is not furnished as part of this lease. Such expenses are the responsibility of and shall be obtained at the expense of tenant, and tenant agrees to promptly pay such charges as they become due. Tenant shall not waste any utilities provided by landlord.

5. **OCCUPANCY:** Tenant agrees that the leased premises shall be occupied by only the following persons Josh Schwab AND Erik B. WALSETH

and that the leased premises shall be used only for residential purposes.

6. **RIGHT OF ENTRY:** Landlord reserves the right to enter the leased premises at reasonable times for the purpose of inspection and, whenever necessary, to make repairs or alterations thereto. Tenant hereby grants permission to landlord to show the leased premises to new rental applicants or prospective purchasers at all reasonable times within sixty (60) days of the expiration of the tenancy. Landlord shall first try to notify tenant by mail or phone in a reasonable amount of

ANY CHECKS RECEIVED AFTER THE THIRD (3RD) OF THE MONTH WILL BE CHARGED a \$15.00 LATE FEE. There will be a \$20.00 charge for non-sufficient funds checks. If these charges do not accompany the rent check they may, at the Lessor's option, be deducted from the security deposit.

Dated this 14<sup>th</sup> day of December, 2000.

STEPHEN R. NELSON

Joshua W. Schuch  
Tenant

[Signature]  
Tenant

By: [Signature]  
19 South Milton Street  
St. Paul, MN 55105

## APARTMENT LEASE AGREEMENT

Stephen R. Nelson, referred to herein as landlord, hereby leases to Erik B. Walseth  
Josh Schwab, referred to herein as tenant, who hereby leases from  
landlord the unit of rooms known as Apartment No. 1 in the building located at 19 South Milton  
Street, St. Paul, Minnesota, for a tenancy for a period of 12 months, beginning on the first day of  
JANUARY 1 2000, and ending on the 31 day of DECEMBER 2000  
on the following terms and conditions:

1. **RENEWAL:** This lease shall automatically renew, after the initial 12 month period, unless tenant gives landlord sixty (60) days prior written notice of his or her intention to vacate at the end of the initial 12 month period. Said renewal period shall be for the following 12 month tenancy, subject to all terms and provisions of this lease, including a sixty (60) day written notice provision to terminate the tenancy.

2. **RENT:** Tenant agrees to pay as rent for the leased premises the sum of Eight hundred dollars (\$ 800.00 ) each month, payable without demand, in advance on the first day of each month. The first month's rental is paid on the execution of this agreement, receipt of which is acknowledged by landlord.

3. **SECURITY DEPOSIT:** On execution of this agreement, tenant deposits with landlord the additional sum of FIVE HUNDRED dollars (\$ 500.00 ), receipt of which is acknowledged by landlord, as security for the full and faithful performance by tenant of this agreement.

4. **UTILITIES:** Landlord shall furnish to said apartment only ordinary heat, electricity and water services. Landlord shall have no liability for damage due to breakdown or cessation of said facilities and services, but the same shall be restored as promptly as possible. Telephone service is not furnished as part of this lease. Such expenses are the responsibility of and shall be obtained at the expense of tenant, and tenant agrees to promptly pay such charges as they become due. Tenant shall not waste any utilities provided by landlord.

5. **OCCUPANCY:** Tenant agrees that the leased premises shall be occupied by only the following persons Josh Schwab AND Erik Walseth

and that the leased premises shall be used only for residential purposes.

6. **RIGHT OF ENTRY:** Landlord reserves the right to enter the leased premises at reasonable times for the purpose of inspection and, whenever necessary, to make repairs or alterations thereto. Tenant hereby grants permission to landlord to show the leased premises to new rental applicants or prospective purchasers at all reasonable times within sixty (60) days of the expiration of the tenancy. Landlord shall first try to notify tenant by mail or phone in a reasonable amount of

ANY CHECKS RECEIVED AFTER THE THIRD (3RD) OF THE MONTH WILL BE CHARGED a \$15.00 LATE FEE. There will be a \$20.00 charge for non-sufficient funds checks. If these charges do not accompany the rent check they may, at the Lessor's option, be deducted from the security deposit.

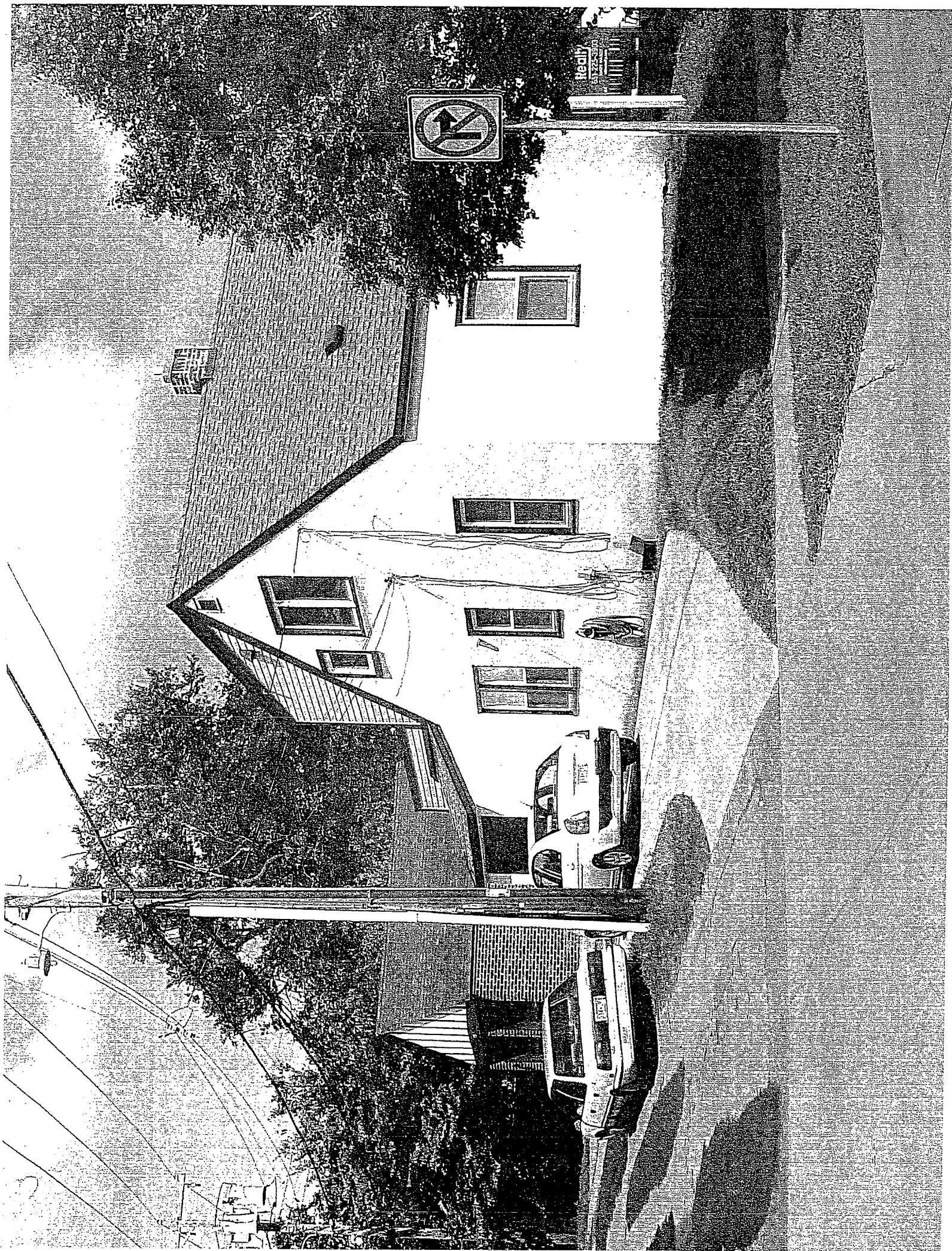
Dated this 1 day of NOVEMBER, 1999.

STEPHEN R. NELSON

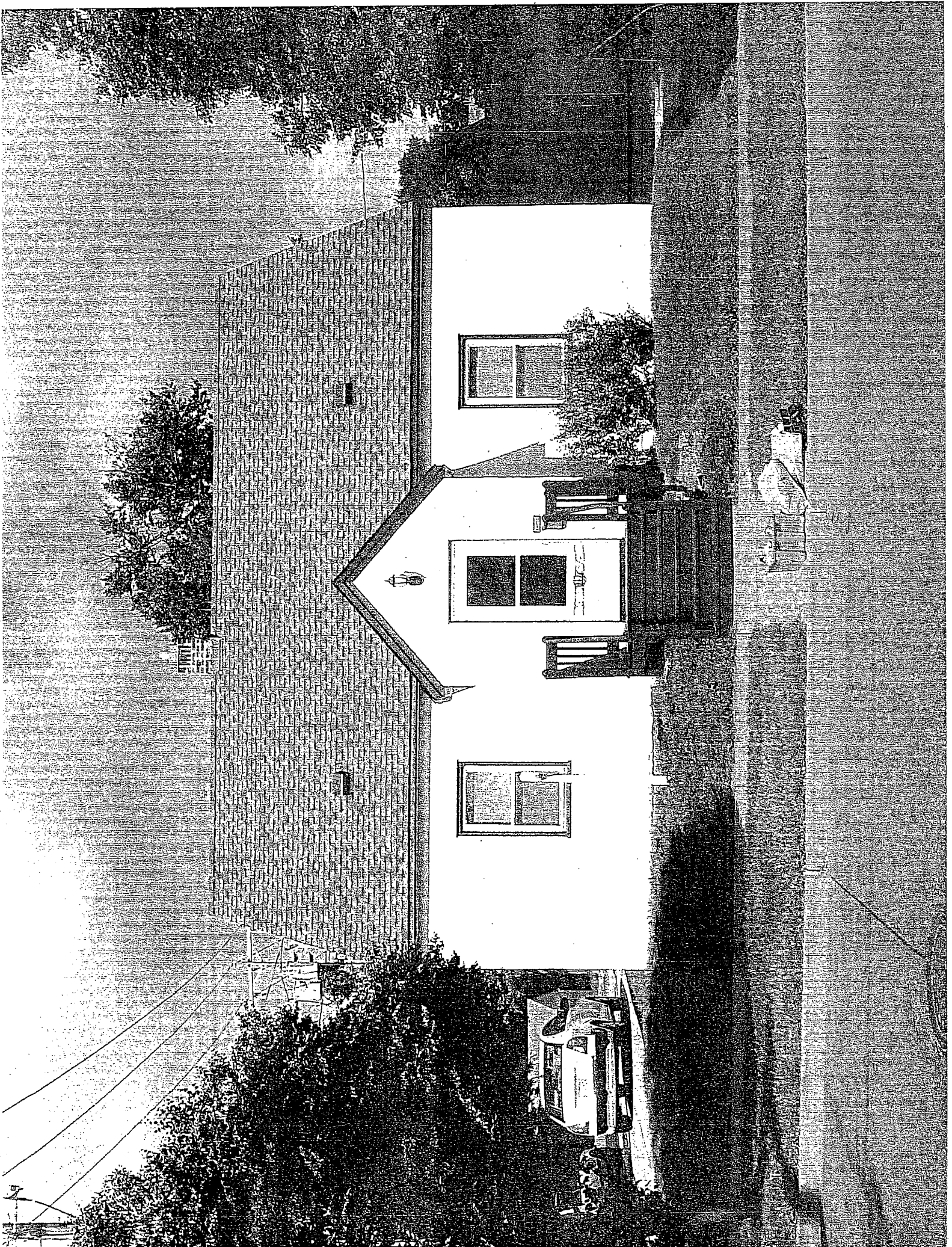
John M. Sch  
Tenant

[Signature]  
Tenant

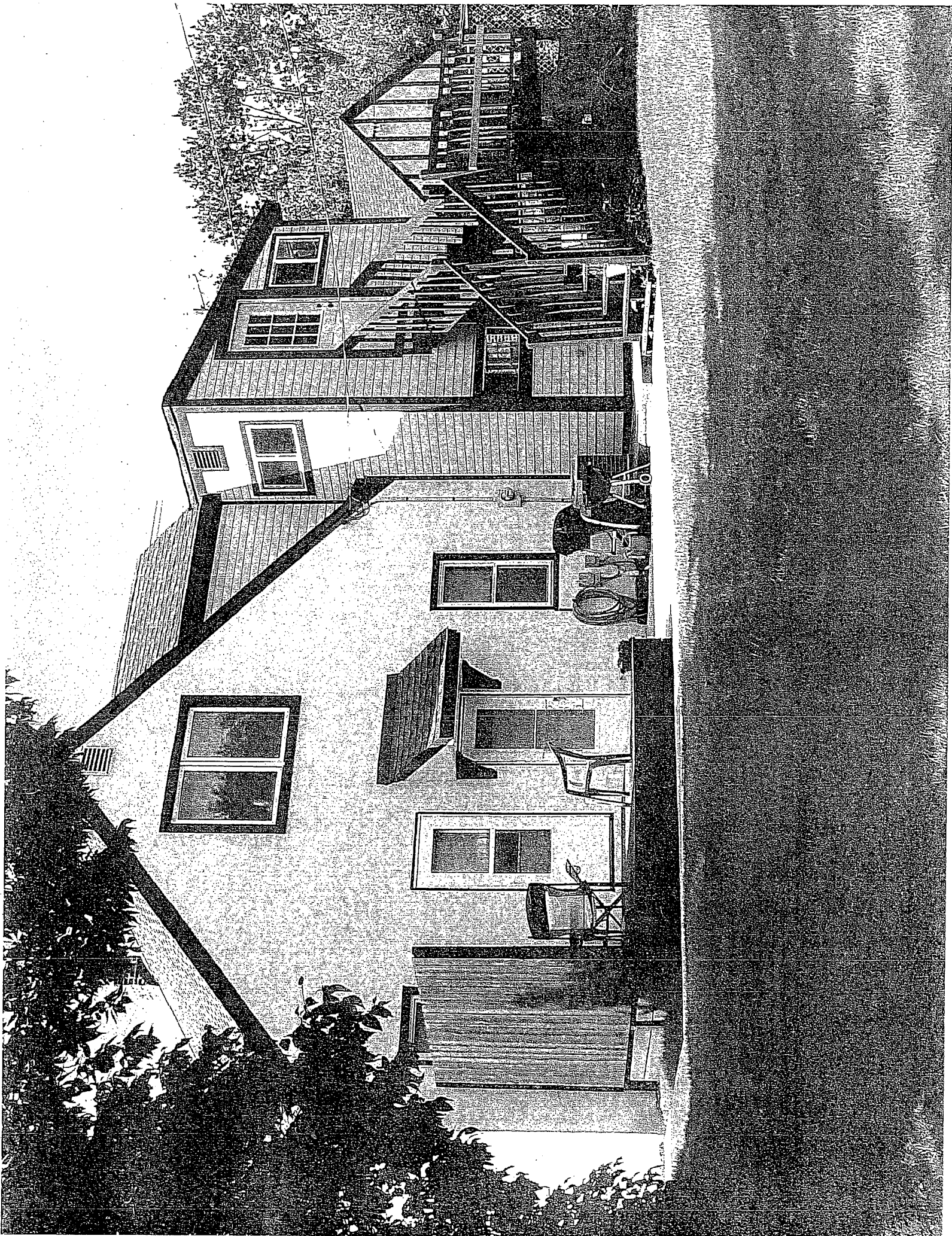
By: Steph R. Nelson  
19 South Milton Street  
St. Paul, MN 55105





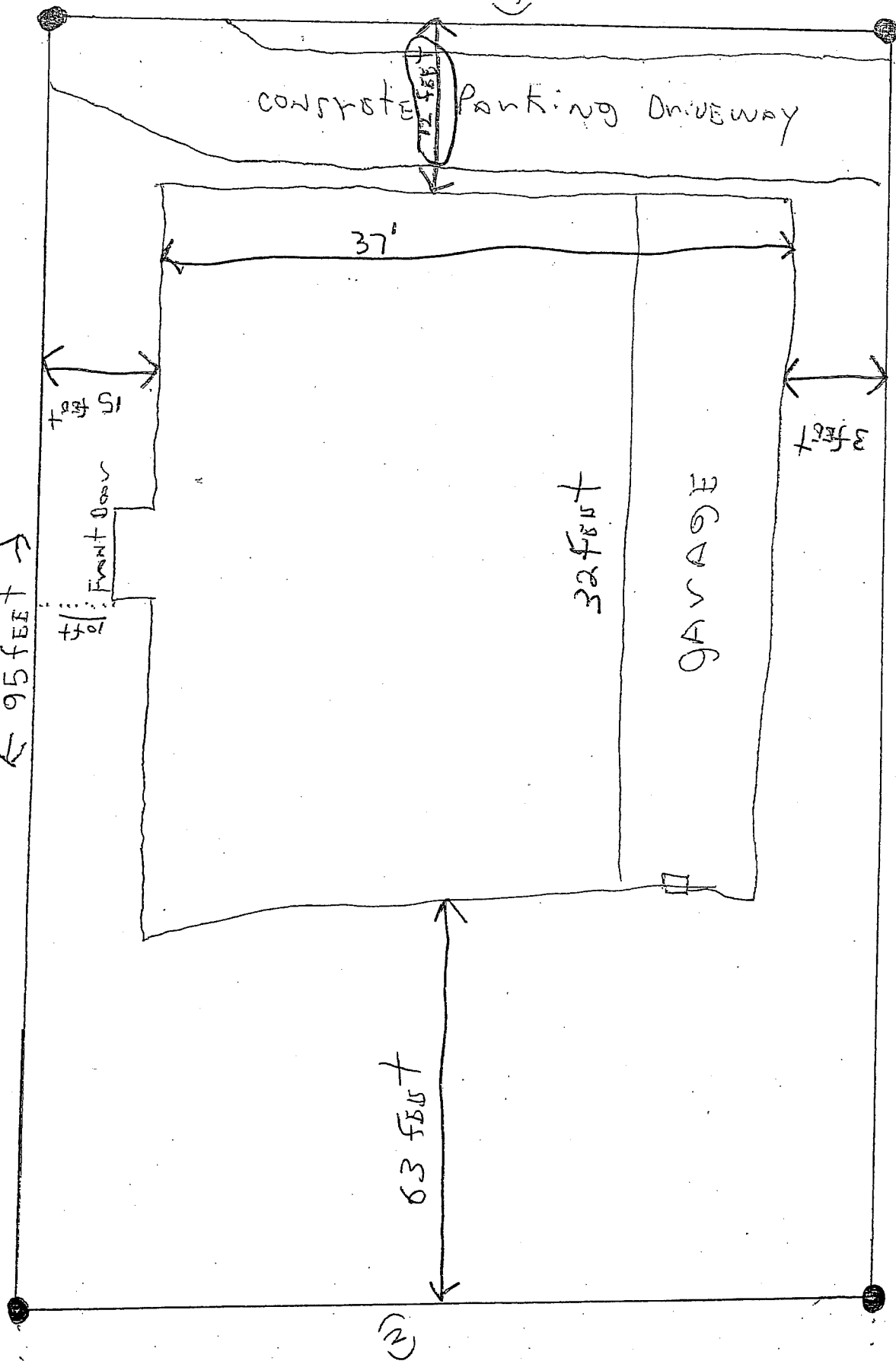






19 Milton St.

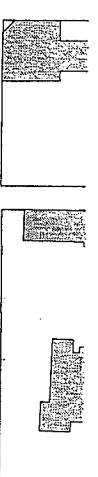
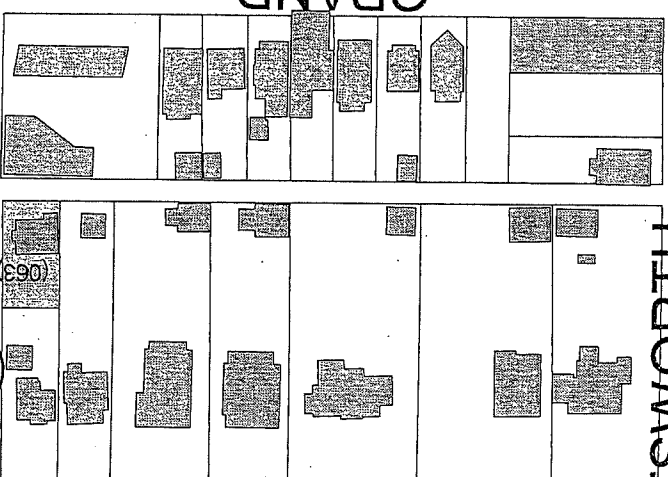
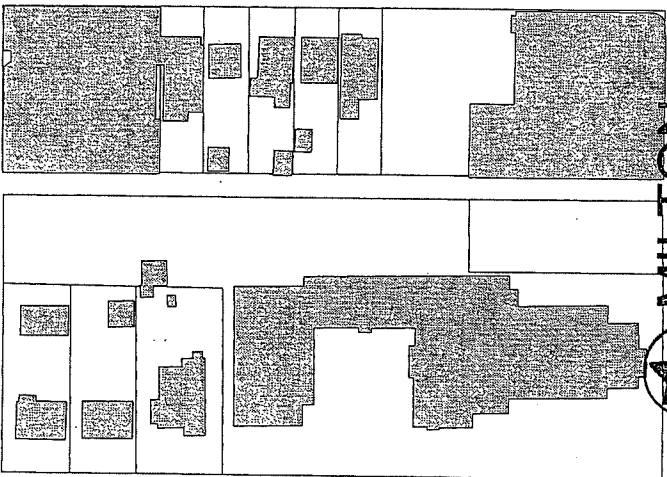
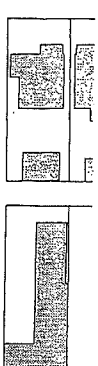
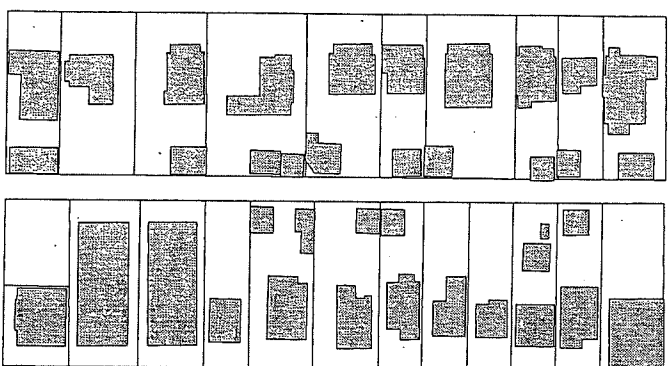
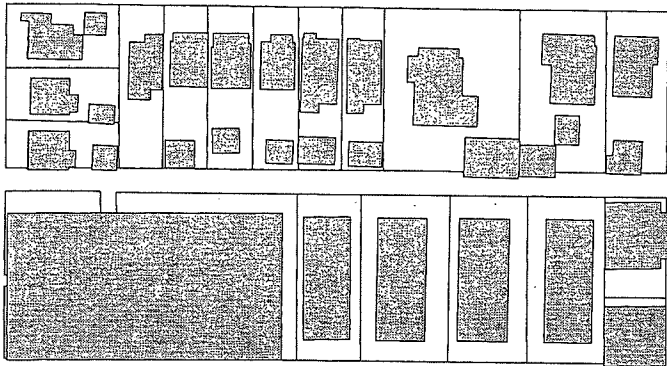
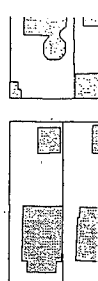
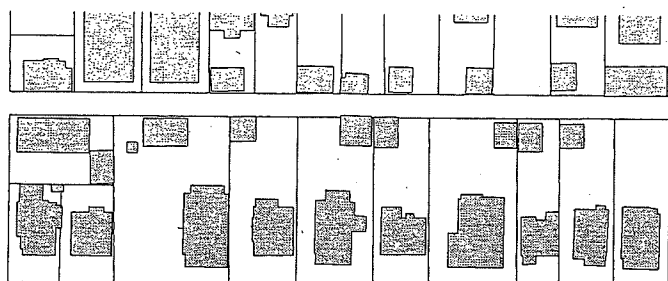
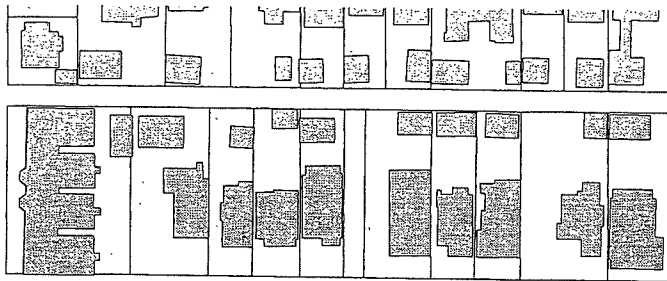
(E) Lot  
← 95 feet →



MARK AND NINA PESCHEL LOT

(3)

926 SUMMIT AVE. - MIA. HOFFMAN LOT



GRAND

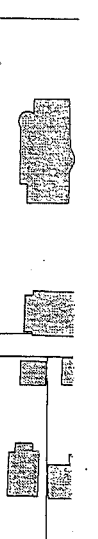
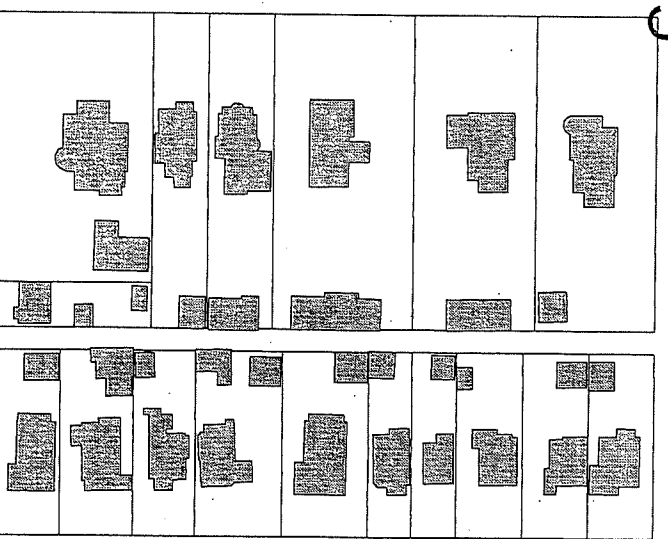
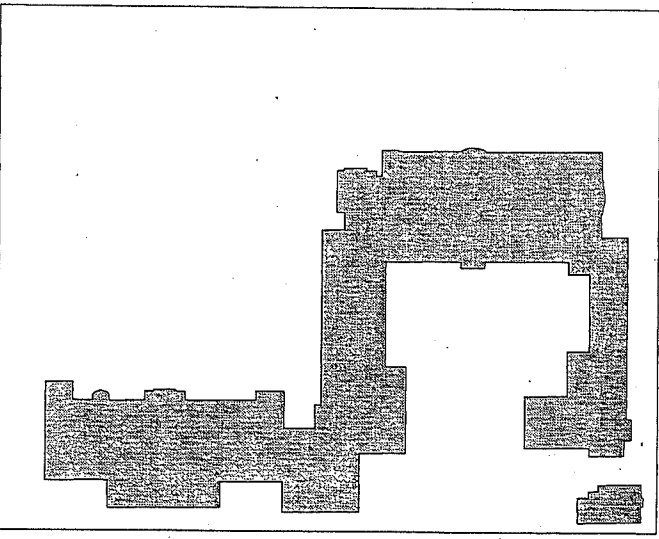
MILTON

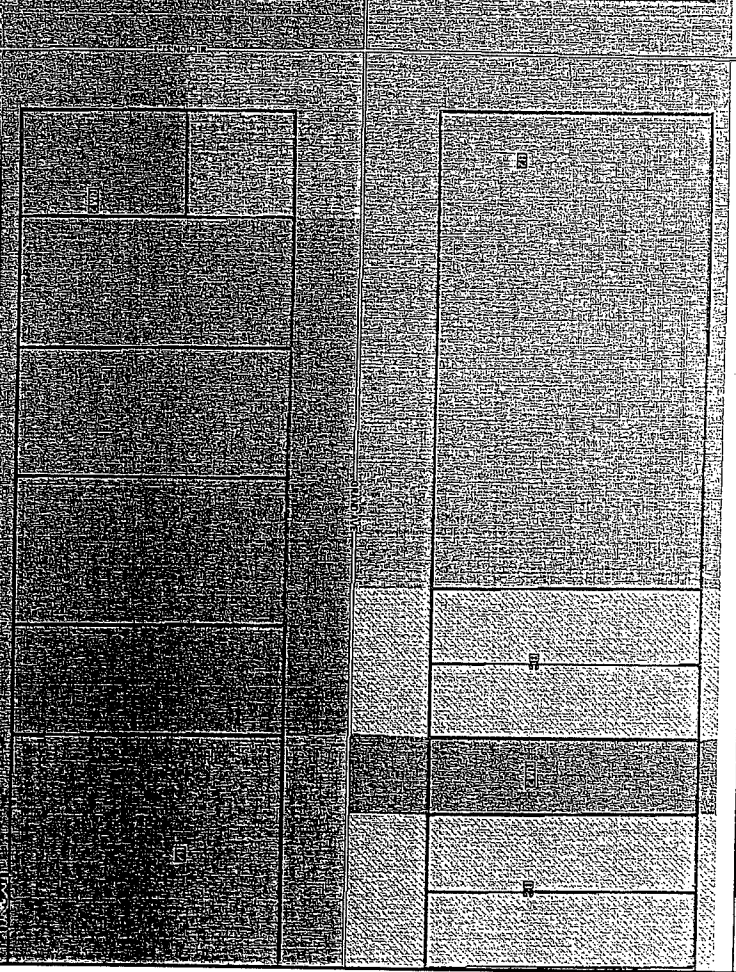
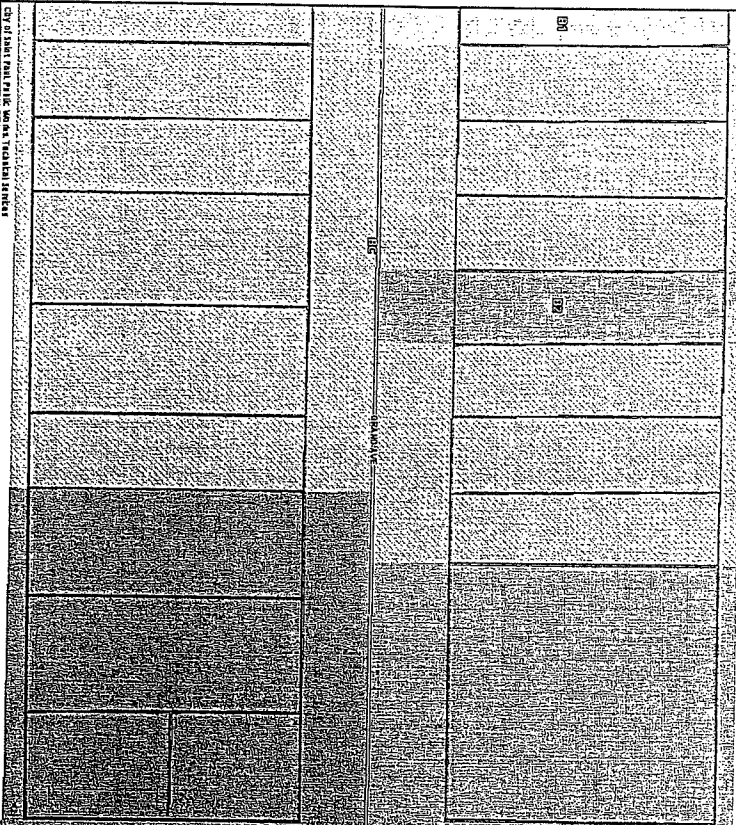
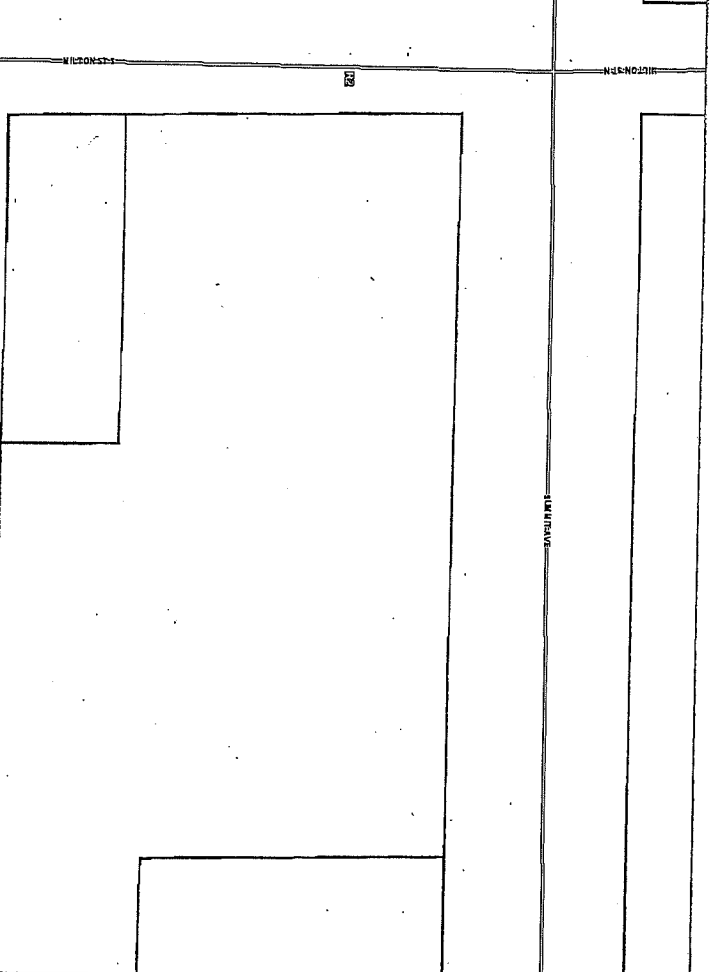
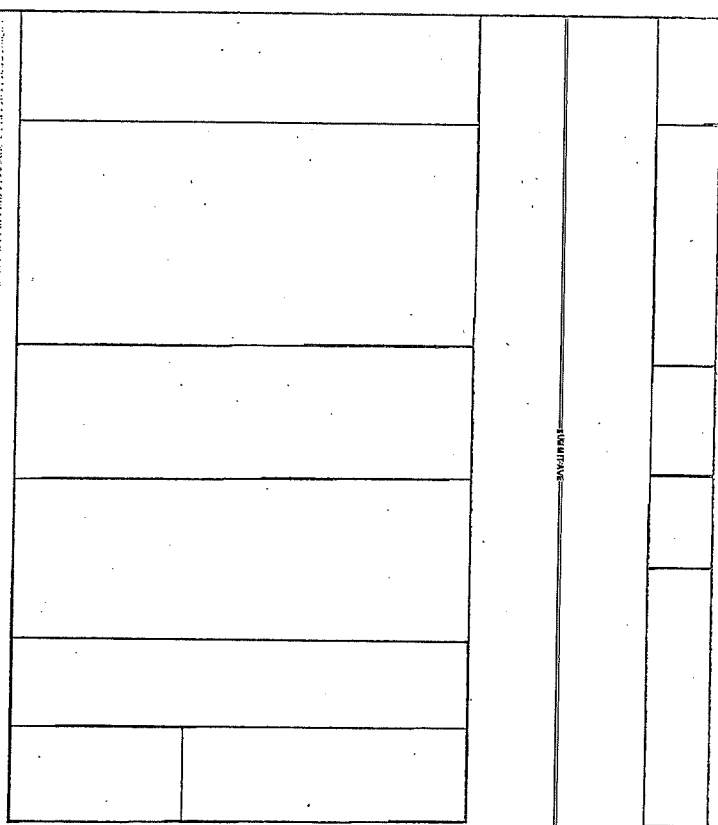


690

CHATSWORTH

SUMMIT





10 - 100' x 100' Large Lot  
 11 - 100' x 100' Large Lot  
 12 - 100' x 100' Large Lot  
 13 - 100' x 100' Large Lot  
 14 - 100' x 100' Large Lot  
 15 - 100' x 100' Large Lot  
 16 - 100' x 100' Large Lot  
 17 - 100' x 100' Large Lot  
 18 - 100' x 100' Large Lot  
 19 - 100' x 100' Large Lot  
 20 - 100' x 100' Large Lot  
 21 - 100' x 100' Large Lot  
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 34 - 100' x 100' Large Lot  
 35 - 100' x 100' Large Lot  
 36 - 100' x 100' Large Lot  
 37 - 100' x 100' Large Lot  
 38 - 100' x 100' Large Lot  
 39 - 100' x 100' Large Lot  
 40 - 100' x 100' Large Lot

